



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**203, 248A Grosbeak Way
Fort McMurray, Alberta**

MLS # A2219454



\$168,000

Division:	Eagle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	933 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 639
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator		

Inclusions: N/A

Step into this beautifully updated 3-bedroom, 2-bathroom apartment — the perfect blend of style, comfort, and convenience, whether you're a first-time buyer or a savvy investor.? Fresh laminate flooring, recently painted, and an open-concept layout create a bright and inviting atmosphere from the moment you walk in. Large windows provide the space with natural light, while the spacious living and dining areas flow seamlessly into a functional kitchen complete with stainless steel appliances and ample cabinet space. Enjoy your private balcony with additional outdoor storage, perfect for bikes, seasonal gear, or extras you want out of sight. The primary suite features a large closet and a private ensuite with a full tub. Two additional bedrooms offer flexibility for kids, guests, or a home office — each with its own closet. You have another full bathroom as well. Bonus: You have your own private in-suite laundry! Located near Eagle Ridge Commons — steps from the movie theatre, gas station, restaurants, pharmacy, parks, trails, schools, and bus stops. You can’t beat this location. This one checks all the boxes. Don’t miss out — book your showing today!