



GRASSROOTS
REALTY GROUP

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**113, 248A Grosbeak Way
Fort McMurray, Alberta**

MLS # A2238306



\$139,900

Division:	Eagle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	743 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 639
Basement:	-	LLD:	-
Exterior:	See Remarks	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Storage		

Inclusions: Dishwasher, fridge, stove, otr microwave, washer/dryer, couch, side tables, kitchen island, stools, small kitchen appliances, tv and floating shelf stand, gliding chair side table, cube shelf, desk, deep freeze, adjustable bed, night stands, dresser, AC unit, lamps

Welcome to effortless living in this beautiful, fully furnished 2-bedroom, 1-bathroom apartment, perfectly positioned with breathtaking river views and just steps from all amenities. Step inside to a bright and inviting open-concept layout featuring stylish furnishings, a fully equipped kitchen, and a cozy living space that opens onto your own private balcony — the ideal spot to unwind and take in the serene river views. Both bedrooms are generously sized with ample closet space, and the full bathroom is modern and functional. With everything you need already in place, this home offers the ultimate move-in ready convenience. Whether you're a first-time buyer, investor, or simply looking for low-maintenance living in a prime location, this apartment checks all the boxes!