



**GRASSROOTS**  
REALTY GROUP

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**205, 248B Grosbeak Way  
Fort McMurray, Alberta**

**MLS # A2247429**



**\$189,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	938 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 639
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Storage		

**Inclusions:** Fridge, stove, Dishwasher, Washer, Dryer, Microwave

Spacious Comfort in a Prime Location! Welcome to this inviting 3-bedroom, 2-bathroom apartment offering a perfect blend of comfort, functionality, and convenience &mdash; ideal for first-time buyers or savvy investors. The bright open-concept layout features soft carpet flooring and large windows that fill the space with natural light. The generous living and dining areas flow easily into a functional kitchen with plenty of cabinet space for all your storage needs. Enjoy your private balcony with extra outdoor storage &mdash; perfect for bikes, seasonal gear, or anything you want tucked away. The primary suite offers a large closet and private ensuite with a full tub, while two additional bedrooms provide flexibility for family, guests, or a home office. A second full bathroom and private in-suite laundry add everyday convenience. Bonus: Furniture is negotiable, making your move even easier. Located steps from Eagle Ridge Commons, you're within walking distance to the movie theatre, restaurants, pharmacy, parks, trails, schools, and public transit. This home truly checks all the boxes &mdash; well-located, move-in ready, and full of potential. Book your showing today!