



**GRASSROOTS**  
REALTY GROUP

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**105, 248B Grosbeak Way  
Fort McMurray, Alberta**

**MLS # A2262314**



**\$175,100**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	924 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Asphalt, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<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, Vinyl Windows		

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

Spacious First-Floor Comfort in a Prime Location! Welcome to this bright and functional 3-bedroom, 2-bathroom apartment, perfectly designed for first-time buyers or smart investors. Located on the main floor, this home offers easy access with no stairs and a convenient layout for everyday living. The open-concept design features Luxury Vinyl Plank flooring, large windows that fill the space with natural light, and a generous living and dining area that flows into a practical kitchen with ample cabinet storage. Step onto your private patio, ideal for morning coffee or outdoor relaxation, with additional secure storage for your bike or seasonal items. The primary bedroom includes a large closet and private ensuite with a full tub. Two additional bedrooms provide flexibility for guests, family, or a home office. A second full bathroom and in-suite laundry add to the comfort. Extras: unit includes dedicated parking right outside for easy access. Located steps from Eagle Ridge The Commons, enjoy walking distance to the movie theatre, restaurants, pharmacy, parks, trails, schools, and public transit. Move-in ready and full of potential, this main-floor gem offers the lifestyle and convenience you're looking for.