



**GRASSROOTS**  
REALTY GROUP

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

**109, 248A Grosbeak Way  
Fort McMurray, Alberta**

**MLS # A2270241**



**\$149,900**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	931 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Carpet, Tile

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Brick, Concrete, Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Breakfast Bar

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 639

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer, All Window Coverings, and All Furnishings.

Effortless living in the heart of Eagle Ridge! Welcome to 248A Grosbeak Way, Unit 109 &mdash; where comfort meets convenience in this stunning 3-bedroom, 2-bathroom ground-floor condo. Step into a bright and inviting open concept layout that perfectly balances style and functionality. The kitchen features crisp white cabinetry, generous counter space, and a breakfast bar that's ideal for casual meals or morning coffee. The sun-filled living and dining areas create the perfect backdrop for relaxing or entertaining, with direct access to your private side porch &mdash; a lovely spot to unwind after a long day. Enjoy the ease of an assigned parking stall, plus community amenities including a playground and rentable clubhouse space. This turnkey home comes fully furnished and offers everything you need, whether you're a first-time buyer, investor, or simply seeking low-maintenance living in a prime location. Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.