



GRASSROOTS
REALTY GROUP

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**409, 248A Grosbeak Way
Fort McMurray, Alberta**

MLS # A2280338



\$169,900

Division:	Eagle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	940 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 639
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Prime Location! Welcome to this immaculate top-floor 2-bedroom, 2-bathroom + den condo in the highly sought-after Eagle Ridge community. Lovingly maintained by its original owner, this home truly reflects pride of ownership. The bright, open-concept layout is filled with natural light from large windows, creating a warm and inviting atmosphere. The versatile den is ideal for a home office or guest space. Enjoy outdoor living on the spacious balcony, complete with convenient storage. This unit also includes one above-ground parking stall. Condo fees cover heat, water, sewer, and access to building amenities, offering exceptional value. Move-in ready and perfectly located, this home is ideal for comfortable, low-maintenance living. Book your private showing today!