



**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!