



**412, 248A Grosbeak Way  
Fort McMurray, Alberta**

**MLS # A2293115**



**\$149,000**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	742 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 637
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, Open Floorplan, Storage		

**Inclusions:** Fridge, stove, dishwasher, washer & dryer

Welcome to this beautifully updated TOP-FLOOR CORNER UNIT in the desirable Eagle Ridge community. This bright and inviting 2-bedroom condo features an open-concept layout enhanced by large windows that fill the space with natural light. Recent upgrades include stylish vinyl plank flooring and modern light fixtures throughout. Both bedrooms offer generous space and ample closet storage, while the full bathroom is stylish and functional. Step outside onto the spacious wraparound balcony, complete with additional storage, where you can relax and take in stunning river views. With its north-facing exposure, you may even catch breathtaking Northern Lights displays right from your own balcony. The unit also includes one above-ground parking stall. Condo fees provide excellent value and cover heat, water, sewer, and access to building amenities. Conveniently located near Eagle Ridge Shopping Centre and Stoney Creek Shopping Centre, this home is an excellent opportunity for investors or anyone looking to enjoy a comfortable, low-maintenance lifestyle. There is a current long-term tenant who is happy to stay on if an investor wishes. Arrange your showing today!