



**19, 248C Grosbeak Way
Fort McMurray, Alberta**

MLS # A2299026



\$239,900

Division:	Eagle Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,376 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Outside, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Lawn, Standard Shaped Lot		

Heating:	Exhaust Fan, Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 563
Basement:	Partial	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Pantry, Sump Pump(s)		

Inclusions: NA

NEW LOWER CONDO FEES, IDEAL FOR FIRST TIME HOME BUYER OR INVESTOR, AFFORDABILITY WITH PREMIUM LOCATION! Experience the perfect blend of modern style and family-focused living in this spacious 4-bedroom, 2.5-bathroom townhome located in the heart of Eagle Ridge. Perfectly positioned to receive all-day sunlight from morning to night, this home faces a lush greenspace and park, offering a premium lifestyle with unparalleled convenience. The thoughtfully designed main level welcomes you with a large entry leading into a bright, open-concept Great Room where the chef-inspired kitchen shines with crisp white cabinetry, stainless steel appliances, a corner pantry, and a social eat-up island. This area flows seamlessly into the dining and living spaces, where a garden door opens to your private rear deck—complete with a privacy wall for summer hosting. A versatile fourth bedroom and half-bath on this level provide the ideal setup for a secluded home office or guest quarters. The upper floor serves as a quiet retreat featuring plush carpeting and three generous bedrooms, including a primary suite complete with double closets, a full ensuite, and large windows boasting peaceful views. Beyond the finished levels, the partially developed basement offers an incredible opportunity to build equity by adding a future family room, bathroom, and additional bedroom. Enjoy peace of mind with a hot water tank replaced in 2022, two energized parking stalls, and the benefit of a new, experienced management company that has already secured budget savings and reduced condo fees. Located within walking distance to two elementary schools and The Commons—home to Landmark Cinemas, dining, and bowling—this move-in-ready home balances affordability with a premium location. Whether you are seeking a dream home or a

high-cash-flow investment, this property is a rare find. —call today for your private tour!