



**404, 248B Grosbeak Way
Fort McMurray, Alberta**

MLS # A2301138



\$159,900

Division:	Timberlea		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	998 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 639
Basement:	-	LLD:	-
Exterior:	Concrete, Glass, Metal Frame, Stucco, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: fridge, stove, dishwasher, washer, dryer, all window coverings,

FANTASTIC OPPORTUNITY KNOCKS AND A RARE FIND! CORNER UNIT ON TOP FLOOR with STUNNING Eagle Ridge Valley Views from your very own balcony! Imagine sitting out on your deck enjoying mother nature views, sipping your favorite drink. Inside you will be greeted by 2 bedrooms and a Den, which could be easily turned into a 3rd bedroom by adding a door. The primary bedroom has its own private bath and there is another bathroom for your guests or family. The floor plan is open concept and features stainless steel appliances in the kitchen, ensuite laundry, lots of space to roam and a storage locker off your deck. Comes with 1 assigned parking stall. Condo management can rent extra parking stalls on a first come first serve basis, as available, if extra parking is needed. Within walking distance to shopping, schools, bus route, parks and more. Call now to view. This one is gonna go FAST so ACT NOW!