

# \$134,900 - 101, 248b Grosbeak Way, Fort McMurray

MLS® #A2181753

**\$134,900**

2 Bedroom, 1.00 Bathroom, 727 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Ready to embrace a low-maintenance lifestyle or invest in a property with incredible potential? This 2-bedroom, 1-bathroom main-floor condo in Eagle Ridge has been thoughtfully updated with new, modern flooring and fresh paint, making it move-in ready for its next owner.

The open-concept design offers a bright and welcoming space, complete with the convenience of in-suite laundry. Located just steps from walking trails, shopping, and nearby schools, this home perfectly blends comfort, style, and accessibility.

Whether you're looking for your first home, downsizing, or adding to your investment portfolio, this condo is the perfect choice to simplify your life while keeping everything you need close by. Condo fees came down to \$639.39/m

Built in 2011

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2181753  |
| Price          | \$134,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 727       |
| Acres          | 0.00      |



|            |             |
|------------|-------------|
| Year Built | 2011        |
| Type       | Residential |
| Sub-Type   | Apartment   |
| Style      | Apartment   |
| Status     | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 101, 248b Grosbeak Way |
| Subdivision | Eagle Ridge            |
| City        | Fort McMurray          |
| County      | Wood Buffalo           |
| Province    | Alberta                |
| Postal Code | T9K 0V9                |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Elevator(s), Parking, Storage, Trash |
| Parking Spaces | 1                                    |
| Parking        | Assigned, Stall                      |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Storage                                                  |
| Appliances        | Refrigerator, Dishwasher, Microwave, See Remarks, Stove(s), Washer/Dryer |
| Heating           | Boiler                                                                   |
| Cooling           | None                                                                     |
| # of Stories      | 4                                                                        |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |
| Construction      | Other           |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | December 1st, 2024 |
| Days on Market | 168                |
| Zoning         | R3                 |

### Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.