

# \$130,000 - 202, 248a Grosbeak Way, Fort McMurray

MLS® #A2206804

**\$130,000**

2 Bedroom, 2.00 Bathroom, 936 sqft  
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Located in Eagle Ridge, this spacious condo is perfect for the first time home buyer, down sizer or investor! Not only is this property bright, it offers 2 bedrooms plus a den, perfect for an office or play room (or easily converted to a 3rd bedroom) and 2 FULL bathrooms. The U shaped kitchen offers lots of storage and counter space for cooking and over looks the living room and dining area. As an added bonus the large balcony overlooking the river valley and offers a storage room. This unit come with an assigned parking space. Property sold "as is, where is"

Built in 2011

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2206804          |
| Price          | \$130,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 936               |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information



|             |                        |
|-------------|------------------------|
| Address     | 202, 248a Grosbeak Way |
| Subdivision | Eagle Ridge            |
| City        | Fort McMurray          |
| County      | Wood Buffalo           |
| Province    | Alberta                |
| Postal Code | T9K 0V8                |

### **Amenities**

|                |            |
|----------------|------------|
| Amenities      | Playground |
| Parking Spaces | 1          |
| Parking        | Off Street |

### **Interior**

|                   |                            |
|-------------------|----------------------------|
| Interior Features | Laminate Counters, Storage |
| Appliances        | See Remarks                |
| Heating           | Boiler                     |
| Cooling           | None                       |
| # of Stories      | 4                          |

### **Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony, Playground    |
| Construction      | Brick, Aluminum Siding |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 2                |
| Zoning         | R3               |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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