

# \$247,888 - 19, 248 Grosbeak Way, Fort McMurray

MLS® #A2210591

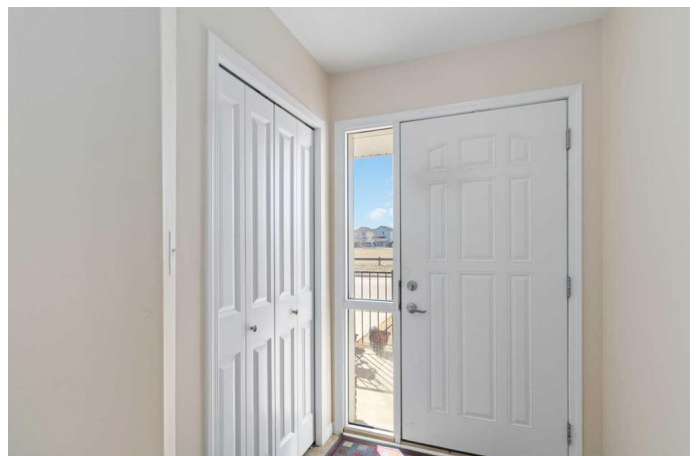
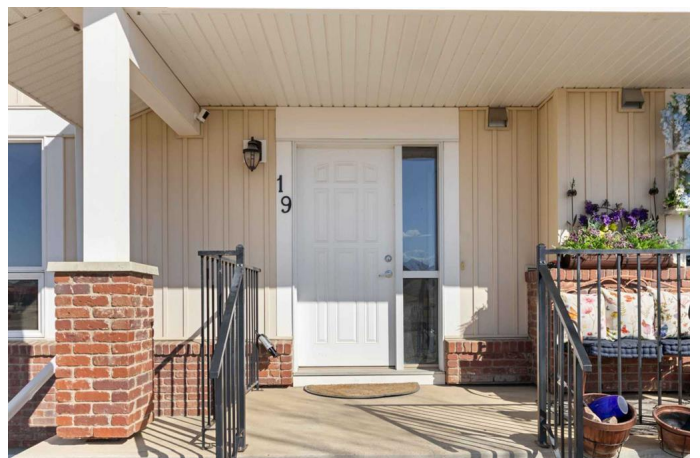
**\$247,888**

4 Bedroom, 3.00 Bathroom, 1,372 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

EXCELLENT EAGLE RIDGE TOWNHOUSE WITH 4 BEDROOMS, 3 BATHROOMS FACING THE GREENSPACE AND PARK AND WITHIN WALKING DISTANCE TO EAGLE RIDGE COMMONS, LANDMARK CINEMAS AND 2 ELEMENTARY SCHOOLS AND IS PERFECT LOCATION TO RECEIVE ALL DAY SUNLIGHT FROM MORNING TO NIGHT. This bright and spacious townhome can come FULLY FURNISHED IF WANTED, and offers a generous living space with a great entry space that leads to your open-concept living space, which includes a kitchen featuring great storage with white cabinets, a large island eat-up breakfast bar, and a corner pantry. This area opens to your living room and dining area. The dining area offers a garden door that leads to your rear private deck with a privacy wall. The main level is complete with your 4th bedroom and 2 pc powder room. The upper level of this home features 3 generously sized bedrooms and 2 full bathrooms. The Primary bedroom includes a double closet and a full ensuite. In addition, there is a large window that offers views of the greenbelt. The lower level of this home has a partially developed basement that offers space for the development of a family room, full bathroom and bedroom. Other additions to this home include hot water replacement in 2022, and 2 energized parking stalls in close proximity to your home. This condo complex has just recently hired a new experienced condo management company, which has



found large savings in the budget, giving the impression that the future will hold lower condo fees. This property offers affordability in home ownership alongside an excellent location in addition for all lifestyles, which would include an excellent investment opportunity for those seeking a cash flow from a rental property. Call today for your personal tour.

Built in 2011

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2210591      |
| Price          | \$247,888     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,372         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 19, 248 Grosbeak Way |
| Subdivision | Eagle Ridge          |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9K 0W1              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Fitness Center, Park, Parking, Playground, Recreation Facilities, Recreation Room, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2   |
| Parking        | Guest, On Street, Plug-In, Stall, Paved, See Remarks  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Pantry, See Remarks, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer/Dryer                  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Partial, Partially Finished   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Playground, Private Entrance                                  |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 9                |
| Zoning         | R3               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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