

# \$149,900 - 306, 248a Grosbeak Way, Fort McMurray

MLS® #A2217051

**\$149,900**

3 Bedroom, 2.00 Bathroom, 939 sqft  
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

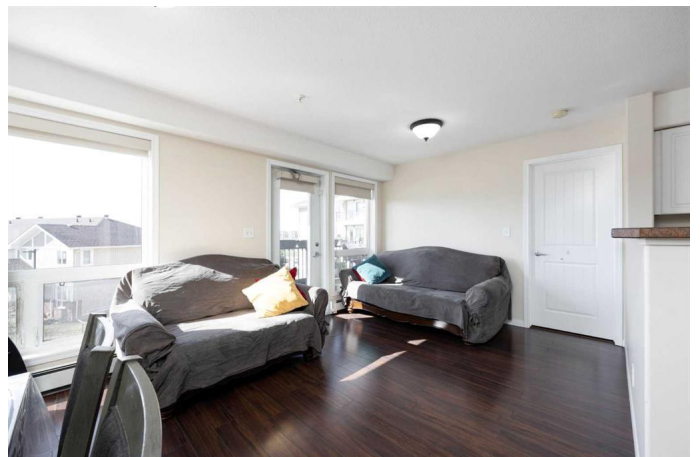
**FANTASTIC OPPORTUNITY KNOCKS!**  
SPACIOUS 3 bedrooms, 2 bathroom Condo on 3rd floor facing the park, watch your kids play from your private balcony, which has a storage unit. Unit has its own laundry.  
WALKABLE LOCATION to all amenities, Tim Hortons, Landmark movie theatre and schools. Comes with one outside parking stall. Condo fee includes heat, hot water, common area maintenance, snow removal, ground maintenance, insurance for the common property. **CALL NOW TO VIEW AND MAKE THIS YOUR HOME TODAY!**

Built in 2011

## Essential Information

MLS® #	A2217051
Price	\$149,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	939
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information



Address	306, 248a Grosbeak Way
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0V8

### **Amenities**

Amenities	Clubhouse, Elevator(s)
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Breakfast Bar
Appliances	See Remarks
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Zoning	R3

### **Listing Details**

Listing Office	RE/MAX Connect
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