

# \$168,000 - 203, 248a Grosbeak Way, Fort McMurray

MLS® #A2219454

**\$168,000**

3 Bedroom, 2.00 Bathroom, 933 sqft  
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

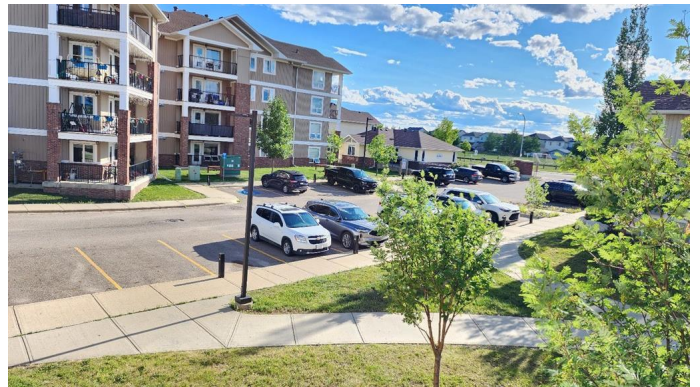
Step into this beautifully updated 3-bedroom, 2-bathroom apartment – the perfect blend of style, comfort, and convenience, whether you're a first-time buyer or a savvy investor.? Fresh laminate flooring, recently painted, and an open-concept layout create a bright and inviting atmosphere from the moment you walk in. Large windows provide the space with natural light, while the spacious living and dining areas flow seamlessly into a functional kitchen complete with stainless steel appliances and ample cabinet space. Enjoy your private balcony with additional outdoor storage, perfect for bikes, seasonal gear, or extras you want out of sight. The primary suite features a large closet and a private ensuite with a full tub. Two additional bedrooms offer flexibility for kids, guests, or a home office – each with its own closet. You have another full bathroom as well. Bonus: You have your own private in-suite laundry! Located near Eagle Ridge Commons – steps from the movie theatre, gas station, restaurants, pharmacy, parks, trails, schools, and bus stops. You can't beat this location.

This one checks all the boxes. Don't miss out – book your showing today!

Built in 2011

## Essential Information

MLS® #                      A2219454



Price	\$168,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	933
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	203, 248a Grosbeak Way
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0V8

### Amenities

Amenities	Elevator(s), Park, Parking, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Off Street

### Interior

Interior Features	Ceiling Fan(s), Elevator
Appliances	Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer
Heating	Central
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Concrete, Vinyl Siding, Wood Frame

### Additional Information

Date Listed	May 9th, 2025
Days on Market	95
Zoning	R3

### **Listing Details**

Listing Office	EXP REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.