

# \$237,888 - 19, 248c Grosbeak Way, Fort McMurray

MLS® #A2210591

**\$237,888**

4 Bedroom, 3.00 Bathroom, 1,372 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

CONDO FEES HAVE BEEN REDUCED AS OF JUNE 1, 2025! 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	\$237,888
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, 248c 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, See Remarks, Stall, On Street, Paved, Plug-In
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## Interior

Interior Features	Kitchen Island, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s), Sump Pump(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	23
Zoning	R3

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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