

# \$129,900 - 101, 248b Grosbeak Way, Fort McMurray

MLS® #A2257391

**\$129,900**

2 Bedroom, 1.00 Bathroom, 740 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Move in Ready with updated flooring and well situated in Eagle Ridge! This 2 Bedroom condo has been meticulously maintained and is a "no-carpet" unit with sleek laminate flooring throughout! Open concept living space, with big vinyl windows to draw in natural light! The kitchen features white cabinetry, ample cabinetry space and room to put in an eatup island. Enjoy the convenience of in suite laundry! No shortage of storage in your own private storage room off of the balcony. Located in the heart of Eagle Ridge, and within walking distance to trails (which connect to Birchwood Trails), Eagle Ridge Commons, shopping, transit, highway, parks, restaurants, and more! Immediate possession is available! Call to book your showing today!

Built in 2011

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257391    |
| Price          | \$129,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 740         |
| Acres          | 0.00        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 101, 248b Grosbeak Way |
| Subdivision | Eagle Ridge            |
| City        | Fort McMurray          |
| County      | Wood Buffalo           |
| Province    | Alberta                |
| Postal Code | T9K 0V9                |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                          |
| Parking        | Stall                                                      |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard, Boiler                                                                  |
| Cooling           | None                                                                               |
| # of Stories      | 4                                                                                  |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony, Storage  |
| Construction      | Brick, Wood Frame |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 14th, 2025 |
| Days on Market | 3                    |
| 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.