

# **\$175,100 - 105, 248b Grosbeak Way, Fort McMurray**

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MLS® #A2262314

**\$175,100**

3 Bedroom, 2.00 Bathroom, 924 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Spacious First-Floor Comfort in a Prime Location!

Welcome to this bright and functional 3-bedroom, 2-bathroom apartment, perfectly designed for first-time buyers or smart investors. Located on the main floor, this home offers easy access with no stairs and a convenient layout for everyday living.

The open-concept design features Luxury Vinyl Plank flooring, large windows that fill the space with natural light, and a generous living and dining area that flows into a practical kitchen with ample cabinet storage.

Step onto your private patio, ideal for morning coffee or outdoor relaxation, with additional secure storage for your bike or seasonal items.

The primary bedroom includes a large closet and private ensuite with a full tub. Two additional bedrooms provide flexibility for guests, family, or a home office. A second full bathroom and in-suite laundry add to the comfort.

Extras: unit includes dedicated parking right outside for easy access.

Located steps from Eagle Ridge The Commons, enjoy walking distance to the movie theatre, restaurants, pharmacy, parks, trails, schools, and public transit.



Move-in ready and full of potential, this main-floor gem offers the lifestyle and convenience youâ€™re looking for.

Built in 2011

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2262314          |
| Price          | \$175,100         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 924               |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 105, 248b Grosbeak Way |
| Subdivision | Eagle Ridge            |
| City        | Fort McMurray          |
| County      | Wood Buffalo           |
| Province    | Alberta                |
| Postal Code | T9K 0V9                |

**Amenities**

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | Park, Parking, Party Room, Playground, Snow Removal, Storage, Trash, Visitor Parking, Laundry |
| Parking Spaces | 1                                                                                             |
| Parking        | 220 Volt Wiring, Stall, Asphalt                                                               |

**Interior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Washer                          |

|              |           |
|--------------|-----------|
| Heating      | Baseboard |
| Cooling      | None      |
| # of Stories | 4         |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony, Storage                   |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 7                 |
| Zoning         | R3                |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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