

# \$244,900 - 2, 248 Grosbeak Way, Fort McMurray

MLS® #A2215464

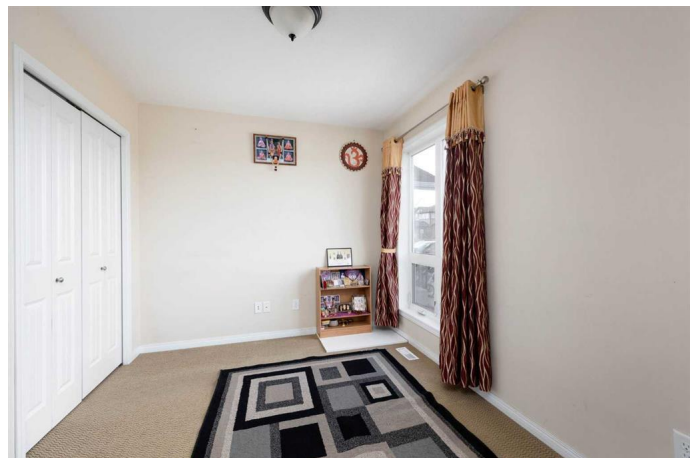
**\$244,900**

4 Bedroom, 3.00 Bathroom, 1,365 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Get ready to fall in love with this bright and beautiful 4-bedroom townhome/condo, perfectly nestled in the vibrant and family-friendly community of Eagle Ridge! Offering 2.5 bathrooms, a large sunny deck, and an unbeatable location steps from parks and playgrounds, this home is everything youâ€™ve been searching for, and more! Step inside and immediately feel at home. The main level greets you with a convenient half bath and a versatile bedroom, perfect for guests, a home office, or a cozy den. The heart of the home is the open-concept living room, kitchen, and dining area, a welcoming space thatâ€™s ideal for entertaining or simply enjoying everyday moments. The kitchen shines with a stylish eat-up island, stainless steel appliances, and plenty of storage, while the living room is flooded with natural light, opening onto your oversized back deck, the perfect spot for summer BBQs, morning coffees, or unwinding with a good book. Upstairs, youâ€™ll find three spacious bedrooms with plush carpeting underfoot. The primary suite is your private retreat, featuring a full ensuite, a generous closet, and stunning valley views that bring a sense of calm to your everyday life. The unfinished basement offers fantastic storage space, a potential gym, or the perfect canvas for your future development dreams. Living in Eagle Ridge means more than just a home; itâ€™s a lifestyle! Enjoy the convenience of being within walking distance to top-rated schools, beautiful parks, and the



popular Eagle Ridge Commons, home to restaurants, a movie theatre, bowling, and so much more. Friendly neighbours, scenic surroundings, and community pride make this one of Fort McMurray's most sought-after neighbourhoods. Don't miss your chance to make this wonderful home your very own. Book your showing today and start living the Eagle Ridge dream!

Built in 2011

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2215464      |
| Price          | \$244,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,365         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2, 248 Grosbeak Way |
| Subdivision | Eagle Ridge         |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9K0W1              |

### Amenities

|                |               |
|----------------|---------------|
| Amenities      | Park, Parking |
| Parking Spaces | 2             |
| Parking        | Stall         |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Built-In Refrigerator, Dishwasher, Electric Stove, Range Hood, Washer/Dryer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Landscaped      |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 2                |
| Zoning         | R3               |

## Listing Details

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

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