

# \$134,900 - 113, 248a Grosbeak Way, Fort McMurray

MLS® #A2238306

**\$134,900**

2 Bedroom, 1.00 Bathroom, 743 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to effortless living in this beautiful, fully furnished 2-bedroom, 1-bathroom apartment, perfectly positioned with breathtaking river views and just steps from all amenities.

Step inside to a bright and inviting open-concept layout featuring stylish furnishings, a fully equipped kitchen, and a cozy living space that opens onto your own private balcony – the ideal spot to unwind and take in the serene river views.

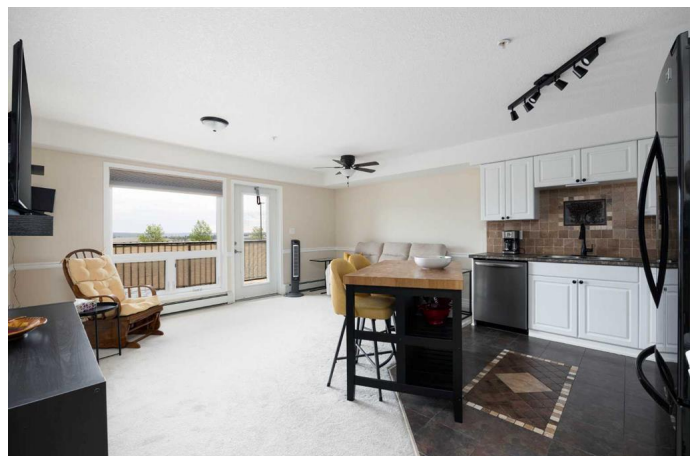
Both bedrooms are generously sized with ample closet space, and the full bathroom is modern and functional. With everything you need already in place, this home offers the ultimate move-in ready convenience.

Whether you're a first-time buyer, investor, or simply looking for low-maintenance living in a prime location, this apartment checks all the boxes!

Built in 2011

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2238306  |
| Price          | \$134,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 743       |
| Acres          | 0.00      |
| Year Built     | 2011      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 113, 248a Grosbeak Way |
| Subdivision | Eagle Ridge            |
| City        | Fort McMurray          |
| County      | Wood Buffalo           |
| Province    | Alberta                |
| Postal Code | T9K 0L8                |

### Amenities

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

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Storage                                                                              |
| Appliances        | Dishwasher, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings |
| Heating           | Boiler                                                                                                                               |
| Cooling           | Other                                                                                                                                |
| # of Stories      | 4                                                                                                                                    |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony, Playground |
| Construction      | See Remarks         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 28              |
| Zoning         | R3              |

### Listing Details

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

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