

# \$149,900 - 109, 248a Grosbeak Way, Fort McMurray

MLS® #A2270241

**\$149,900**

3 Bedroom, 2.00 Bathroom, 931 sqft  
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Effortless living in the heart of Eagle Ridge!

Welcome to 248A Grosbeak Way, Unit 109 where comfort meets convenience in this stunning 3-bedroom, 2-bathroom ground-floor condo. Step into a bright and inviting open concept layout that perfectly balances style and functionality.

The kitchen features crisp white cabinetry, generous counter space, and a breakfast bar that's ideal for casual meals or morning coffee. The sun-filled living and dining areas create the perfect backdrop for relaxing or entertaining, with direct access to your private side porch – a lovely spot to unwind after a long day.

Enjoy the ease of an assigned parking stall, plus community amenities including a playground and rentable clubhouse space. This turnkey home comes fully furnished and offers everything you need, whether you're a first-time buyer, investor, or simply seeking low-maintenance living in a prime location. Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.

Built in 2011

## Essential Information

MLS® #                      A2270241



|                |                   |
|----------------|-------------------|
| Price          | \$149,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 931               |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 109, 248a Grosbeak Way |
| Subdivision | Eagle Ridge            |
| City        | Fort McMurray          |
| County      | Wood Buffalo           |
| Province    | Alberta                |
| Postal Code | T9K 0V8                |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Elevator(s), Playground, Visitor Parking, Clubhouse |
| Parking Spaces | 1                                                   |
| Parking        | Stall, Assigned                                     |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                                    |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings, See Remarks |
| Heating           | Baseboard                                                                        |
| Cooling           | None                                                                             |
| # of Stories      | 4                                                                                |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Playground                                |
| Roof              | Asphalt Shingle                           |
| Construction      | Brick, Concrete, Vinyl Siding, Wood Frame |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 12th, 2025 |
| Days on Market | 2                   |
| Zoning         | R3                  |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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