

# \$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 | 8                   |
| Zoning         | R3                  |

### **Listing Details**

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

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