

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

MLS® #A2215464

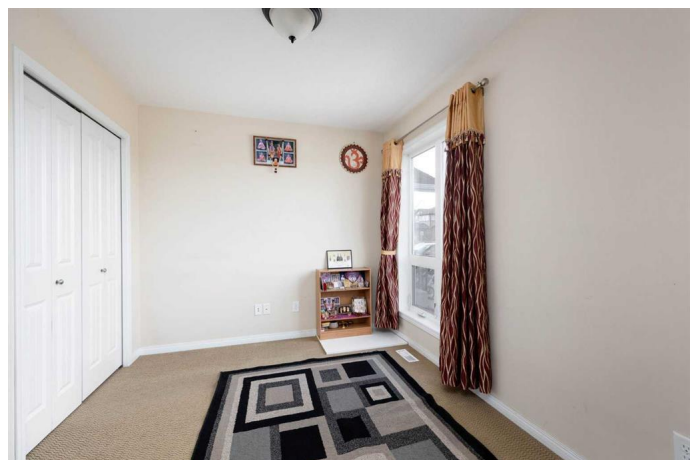
**\$244,900**

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	55
Zoning	R3

## Listing Details

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

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