# \$189,000 - 205, 248b Grosbeak Way, Fort McMurray

MLS® #A2247429

## \$189,000

3 Bedroom, 2.00 Bathroom, 938 sqft Residential on 0.00 Acres

Timberlea, Fort McMurray, Alberta

Spacious Comfort in a Prime Location!
Welcome to this inviting 3-bedroom,
2-bathroom apartment offering a perfect blend
of comfort, functionality, and convenience â€"
ideal for first-time buyers or savvy investors.

The bright open-concept layout features soft carpet flooring and large windows that fill the space with natural light. The generous living and dining areas flow easily into a functional kitchen with plenty of cabinet space for all your storage needs.

Enjoy your private balcony with extra outdoor storage â€" perfect for bikes, seasonal gear, or anything you want tucked away. The primary suite offers a large closet and private ensuite with a full tub, while two additional bedrooms provide flexibility for family, guests, or a home office. A second full bathroom and private in-suite laundry add everyday convenience.

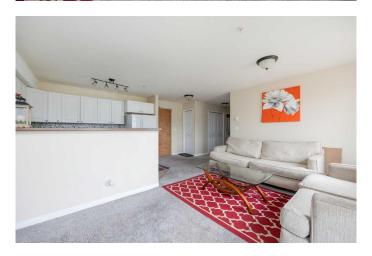
Bonus: Furniture is negotiable, making your move even easier.

Located steps from Eagle Ridge Commons, you're within walking distance to the movie theatre, restaurants, pharmacy, parks, trails, schools, and public transit.

This home truly checks all the boxes â€" well-located, move-in ready, and full of potential. Book your showing today!







#### **Essential Information**

MLS® # A2247429 Price \$189,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 938
Acres 0.00
Year Built 2011

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 205, 248b Grosbeak Way

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 0V9

#### **Amenities**

Amenities Elevator(s), Laundry, Parking, Party Room, Playground, Snow Removal,

Storage, Trash, Visitor Parking

Parking Spaces 1

Parking Stall, 220 Volt Wiring, Assigned

#### Interior

Interior Features Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub,

Storage

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer

Heating Baseboard

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Balcony, Playground, Storage

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

## **Additional Information**

Date Listed August 9th, 2025

Days on Market 3
Zoning R3

# **Listing Details**

Listing Office RE/MAX Connect

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