

\$175,100 - 205, 248b Grosbeak Way, Fort McMurray

MLS® #A2247429

\$175,100

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 –
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 – 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 –
well-located, move-in ready, and full of
potential. Book your showing today!



Built in 2011

Essential Information

MLS® #	A2247429
Price	\$175,100
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), Parking, Playground, Snow Removal, Storage, Trash, Visitor Parking, Laundry, Party Room
Parking Spaces	1
Parking	Assigned, Stall, 220 Volt Wiring

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	45
Zoning	R3

Listing Details

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

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.