



THE
A-TEAM

**RE/MAX
FIRST**

346 GROSBEAK Way, Fort McMurray T9K 0L8

MLS®#: **A2107055**

Area: **Eagle Ridge**

Listing Date: **02/08/24**

List Price: **\$504,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 02-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2008**

Lot Information

Lot Sz Ar: **3,893 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,572**
Low Sqft:
Ttl Sqft: **1,572**

DOM

89

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,No Neighbours Behind,Private**
Park Feat: **Driveway,Front Drive,Garage Door Opener,Off Street,Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Private Entrance,Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Ceramic Tile,Concrete,Laminate,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Washer/Dryer

Int Feat:

Breakfast Bar,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Storage,Sump Pump(s),Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`1" x 5`6"	Living Room	Main	12`3" x 12`6"
Laundry	Main	8`6" x 5`1"	Kitchen	Main	10`3" x 10`5"
Dining Room	Main	10`9" x 10`6"	Bonus Room	Second	9`0" x 12`2"
Bedroom - Primary	Second	12`4" x 12`11"	Bedroom	Second	11`4" x 10`6"
4pc Ensuite bath	Second	8`5" x 5`5"	4pc Bathroom	Second	4`11" x 8`6"
Bedroom	Second	10`0" x 12`1"	Furnace/Utility Room	Basement	8`5" x 6`9"
Kitchenette	Basement	8`7" x 5`1"	Game Room	Basement	12`4" x 9`11"

Bedroom	Basement	12`5" x 9`3"	4pc Bathroom	Basement	5`1" x 7`9"
Bedroom	Basement	10`3" x 11`6"	Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		R1S			
Legal Desc:		0725263			
		Remarks			
Pub Rmks:		<p>INCREDIBLE VIEWS OF RIVER VALLEY, A WALK-OUT BASEMENT, AND ATTACHED GARAGE! If being situated in a prime location is a priority, then this home is the perfect fit for you. Nestled in the heart of Eagle Ridge, you'll be within walking distance to a variety of conveniences, including shopping, restaurants, amenities, trails, transit, parks, and elementary schools. One of the most appealing aspects of this location is the breathtaking panoramic views of the River valley and Athabasca River that can be enjoyed from every level of the home. As you step into the foyer, you'll be led to an oversized living room, large windows, and a garden door that opens to your upper deck. This inviting space also features a lovely-tiled gas fireplace, making it the perfect spot to entertain family and friends for years to come. With high ceilings throughout the main level, the living area feels airy and bright. The kitchen offers ample storage with tons of cabinets, stainless steel appliances, an eat-up breakfast bar, and a huge corner pantry. You'll also find a guest bathroom and laundry room conveniently located on the main floor. Upstairs, there are three bedrooms and a bonus room that can be used as a home office area or playroom for kids. The master bedroom includes a walk-in closet and a full ensuite bathroom. The fully finished walk-out basement with a separate entrance that can be a MORTGAGE HELPER. The basement comes equipped with a kitchenette, a living room, two bedrooms, a full bathroom, and separate laundry facilities. This basement is super bright as it is a walk-out basement and features its own private patio. This home offers a great-sized yard and an attached garage with direct access to the home. *Using virtual reality visuals featuring furniture (unattached goods) to showcase potential home interior designs.* Call for your private tour today!</p>			
Inclusions:		Refrigerator, over-range microwave, dishwasher, stove, 2x washers, 2x dryers, microwave, all window coverings, garage opener, central air conditioner.			
Property Listed By:		EXP REALTY			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800







