



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**148 GROSBEAK Way, Fort McMurray T9K 0L6**

MLS® #: **A2108530**

Area: **Eagle Ridge**

Listing Date: **02/17/24**

List Price: **\$439,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2008**

Lot Information

Lot Sz Ar:

**3,730 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,758**

Low Sqft:

Ttl Sqft:

**1,758**

DOM

**89**

Layout

Beds:

**4 (4 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane**

**Alley Access, Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Floor Furnace, Natural Gas**

Sewer:

Ext Feat: **Playground**

Construction:

**See Remarks**

Flooring:

**Carpet, Ceramic Tile, Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`5" x 12`11"
Great Room	Main	22`4" x 15`6"
Laundry	Main	
Bedroom	Second	10`3" x 10`8"
Bedroom - Primary	Second	13`1" x 13`0"
4pc Bathroom	Second	4`10" x 8`6"

Room	Level	Dimensions
Kitchen	Main	15`11" x 15`4"
2pc Bathroom	Main	5`1" x 5`5"
Bedroom	Second	8`10" x 8`9"
Bedroom	Second	10`6" x 12`0"
5pc Ensuite bath	Second	14`1" x 8`8"

Legal/Tax/Financial

Title: <b>Fee Simple</b>	Zoning: <b>R1S</b>	Remarks
Legal Desc: <b>0725263</b>		
Pub Rmks:	<b>HOTEL READY! This home is GORGEOUS! Want a DILLY? DON'T DALLY! This home is priced to sell and won't last long. SPACIOUS 2 storey home situated in a bay within walking distance to Landmark Movie Theatre, shopping, pet store, parks, walking trails, bus route and more. Eagle Ridge is one of Fort McMurray's most desirable places to live. Just bring your toothbrush and move right in! This home is furnished and is PERFECT for those who are starting out or looking to buy as an investment property for the savvy buyer. Inside you will find a SPACIOUS Great Room with gas fireplace, kitchen with island and gorgeous granite countertops, dining room with garden door leading to your back yard with rear alley parking and potential room to BUILD your DREAM GARAGE (pending city approval). Main floor laundry and power room is great for guests. On the 2nd floor you will find 4 bedrooms, (one of the bedrooms could be used as a flex room), 2 full bathrooms, with the primary bedroom having its own 5PC Ensuite bathroom. The basement awaits your creative ideas, limited only by your imagination. If this sounds like you, then come on by and check this beauty out! CALL NOW to view! IMMEDIATE POSSESSION!</b>	
Inclusions: Property Listed By:	<b>fridge, stove, dishwasher, washer, dryer, all window coverings, central a/c, all remaining furniture (as is) RE/MAX FORT MCMURRAY</b>	

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









