



THE
A-TEAM

**RE/MAX
FIRST**

108 GREBE Road, Fort McMurray T9K 0S2

MLS®#: **A2108819**

Area: **Eagle Ridge**

Listing Date: **02/20/24**

List Price: **\$535,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2010

Lot Information

Finished Floor Area

Lot Sz Ar:

5,644 sqft

Lot Shape:

Abv Sqft:

1,639

Low Sqft:

Ttl Sqft:

1,639

DOM

90

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Environmental Reserve,See Remarks
Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Entrance,Private Yard,Rain Gutters**

Construction:

Vinyl Siding

Flooring:

Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Gas Water Heater,Humidifier,Microwave Hood Fan,Refrigerator

Int Feat:

Kitchen Island,No Smoking Home,Recessed Lighting,See Remarks,Separate Entrance,Sump Pump(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Second	3`3" x 3`3"	Bedroom	Second	3`3" x 3`3"
Bedroom - Primary	Second	3`3" x 3`3"	4pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"	Bedroom	Basement	3`3" x 3`3"
Bedroom	Basement	3`3" x 3`3"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

828607

Zoning:
R1

Remarks

Pub Rmks: **Located across from a scenic greenbelt with expansive trail system, this property is sure to impress. Main floor has large open spaces from the kitchen to the living room. There is also a private office/den area just off the front foyer with large natural light catching windows. Well appointed kitchen features large sit-up island that is sure to be an entertaining favorite space. Living room has a gas fireplace and creates a very cozy space to relax by more large windows to the large backyard. Upper floor has 3 generously sized bedrooms with the Prime featuring a full ensuite and more striking greenbelt views! The basement features a full kitchen, second laundry, 2 more large bedrooms and separate entrance. This property is within a short walk to schools, shopping and other amenities.**

Inclusions: **n/a**
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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







