

322 GROSBEAK Way, Fort McMurray T9K 0L8

List Price: **\$519,900** MLS®#: A2109505 Area: **Eagle Ridge** Listing 03/02/24

Status: Active County: **Wood Buffalo** Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: Detached City/Town:

Year Built: 2010 Lot Information

Lot Sz Ar: Lot Shape: Residential

Fort McMurray Finished Floor Area Abv Saft:

Low Sqft:

3,668 sqft Ttl Sqft:

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

63

Ttl Park: 3 1 Garage Sz:

6 (42)

5.0 (5 0)

2 Storey

Access: Lot Feat: Park Feat:

Back Yard, Backs on to Park/Green Space, Greenbelt, No Neighbours Behind, Landscaped, Views

1,919

1,919

Concrete Driveway, Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Forced Air, Natural Gas Concrete, Vinyl Siding, Wood Frame Heating:

Sewer: Flooring:

Ext Feat: **Private Yard** Carpet, Hardwood, Laminate

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer

Int Feat: Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, Pantry, Separate Entrance, Storage, 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>
3pc Bathroom	Main	9`7" x 5`3"	Dining Room	Main	10`1" x 13`5"
Kitchen	Main	11`10" x 13`5"	Living Room	Main	14`11" x 18`2"
4pc Bathroom	Upper	9`8" x 4`11"	4pc Ensuite bath	Upper	9`8" x 8`0"
4pc Ensuite bath	Upper	6`2" x 9`4"	Bedroom	Upper	9`8" x 15`11"
Bedroom - Primary	Upper	12`1" x 12`5"	Bedroom	Upper	10`3" x 10`3"

Bedroom - Primary Upper 14`0" x 13`2" 3pc Bathroom **Basement** 8`11" x 4`5" **Basement** 9`11" x 13`4" Kitchen **Basement** 9`4" x 5`6" Bedroom **Bedroom Basement** 7`7" x 11`3" **Breakfast Nook Basement** 10`6" x 13`10" **Furnace/Utility Room** 7`4" x 9`11" 6`9" x 4`10" **Basement** Laundry Main Legal/Tax/Financial

Title: Zoning: Fee Simple R1S

Legal Desc: **0725263**

Remarks

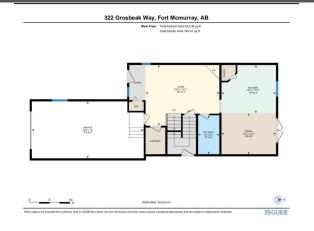
Pub Rmks:

Curb Appeal! Spacious 1924 Sq ft Home with 2 Master Suites! Welcome to 322 Grosbeak Way! This Exquisite Custom-built 2-Story home boasts 6 bedrooms, including 2 luxurious Master Suites, and 5 full baths. With a SEPARATE ENTRANCE to the 2-bedroom WALKOUT BASEMENT, this home offers versatility and style, perfect for use as a mortgage helper. Enjoy the outdoors in the expansive backyard with a huge deck, perfect for entertaining. This home also features an attached garage and backs onto Green Space, providing a tranquil setting. Step inside to the main level, where you'll find a spacious entryway leading to an executive-style living room with hardwood floors and a tile gas fireplace. The beautifully finished kitchen is a chef's dream, complete with gleaming granite countertops and an eatup breakfast bar. The dining area is bright and open, offering a perfect space to enjoy family and guests. Upstairs, the spacious master bedroom features large windows, a walk-in closet with built-in shelving, and an ensuite bath with granite countertops, a jetted tub, and a stand-up shower. Another Master Suite with a full attached bath, 2 more bedrooms, and a 3rd full bath complete the upper level. The fully developed basement features a full kitchen, separate laundry, 2 spacious bedrooms, and one full bathroom. Outside, the fully fenced and landscaped backyard is ideal for outdoor activities. Park your vehicle in the single attached garage (27.6X14 Sqft) with side entry access. Don't miss out on this incredible opportunity! Call now to schedule your private viewing!

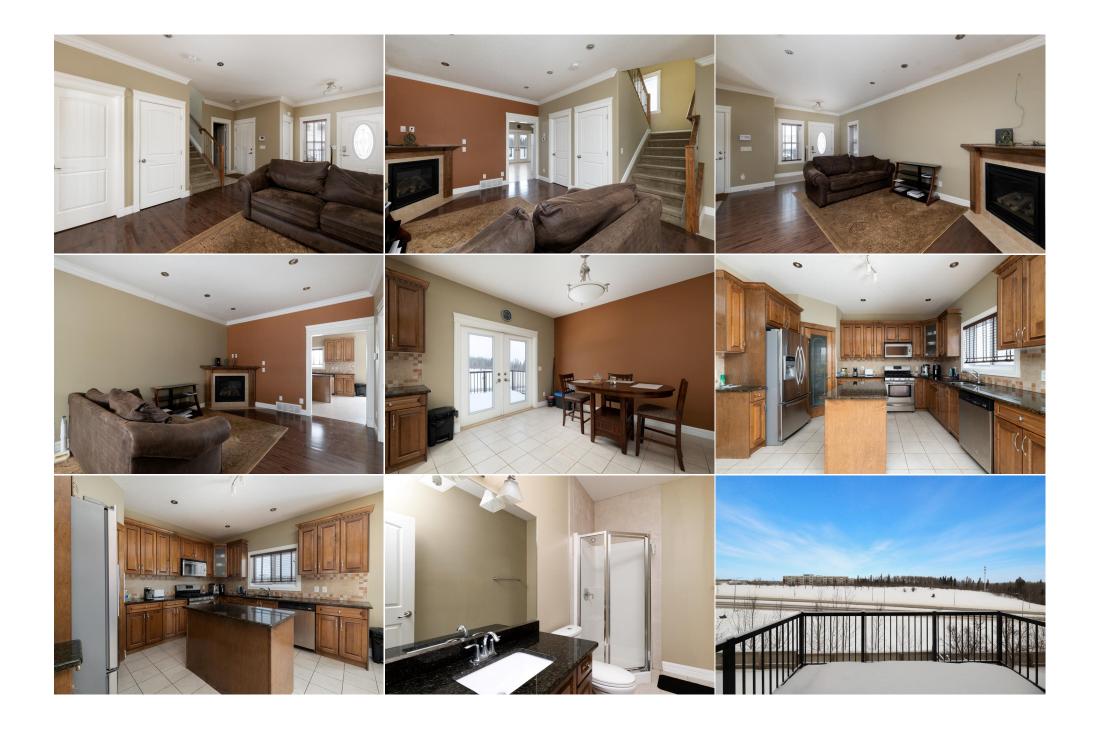
Inclusions: Dishwasher, 2 Microwave, Stove(s), 2 Washer/Dryer, 2 Fridges

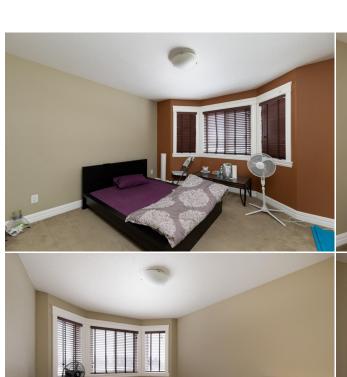
Property Listed By: RE/MAX FORT MCMURRAY

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























322 Grosbeak Way, Fort Mcmurray, AB

₽iGUIDE



