



THE
A-TEAM

**RE/MAX
FIRST**

334 GROSBEAK Way, Fort McMurray T9K0L8

MLS®#: **A2115600**

Area: **Eagle Ridge**

Listing Date: **03/18/24**

List Price: **\$499,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$11k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2008

Lot Information

Lot Sz Ar:

3,667 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,741

Low Sqft:

Ttl Sqft:

1,741

DOM

55

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Interior Lot, Rectangular Lot

Garage Door Opener, Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Mid Efficiency, Fireplace(s), Natural Gas**

Sewer:

Ext Feat: **Lighting, Private Yard**

Construction:

Concrete, Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Laminate

Water Source:

Fnd/Bsm:

Perimeter Wall, Poured Concrete

Kitchen Appl:

Central Air Conditioner, Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings

Int Feat:

Ceiling Fan(s), Laminate Counters, Separate Entrance, Sump Pump(s), Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`11" x 14`8"
2pc Bathroom	Main	5`7" x 5`5"
4pc Bathroom	Second	8`10" x 5`1"
Bedroom - Primary	Second	18`2" x 16`3"
Bedroom	Second	11`5" x 13`11"
Bedroom	Basement	9`5" x 9`6"
Game Room	Basement	11`3" x 15`0"

Room	Level	Dimensions
Kitchen	Main	15`6" x 12`4"
Dining Room	Main	8`10" x 10`9"
4pc Ensuite bath	Second	8`10" x 6`11"
Bedroom	Second	11`9" x 10`7"
4pc Bathroom	Basement	7`6" x 5`0"
Bedroom	Basement	9`4" x 8`11"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple
Legal Desc:

0725263

R1S

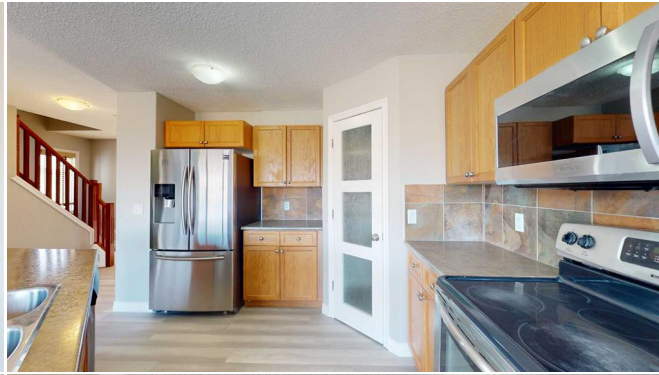
Remarks

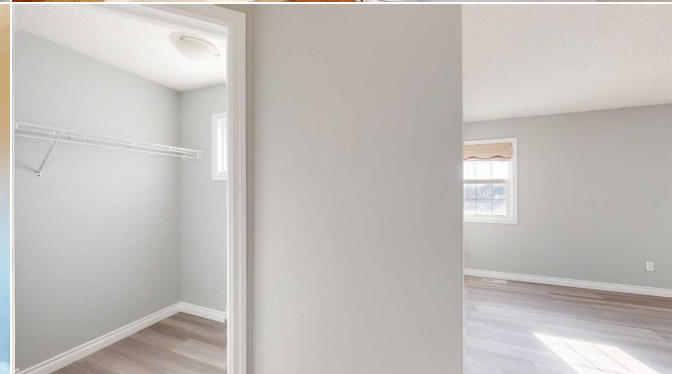
Pub Rmks: **Welcome to the captivating 334 Grosbeak Way, a newly renovated custom-built residence located in the prestigious Eagle Ridge. This 1741 sq ft gem boasts a perfect blend of elegance, comfort, and convenience with its walk-out basement and scenic River Valley views. The extensive renovations include luxurious vinyl plank flooring and fresh paint throughout, making it ready for you to move in. The heart of this home is its spacious living room, complete with a cozy gas fireplace, adjacent to a modern kitchen equipped with high-quality stainless steel appliances and a breakfast bar. The dining area, flooded with natural light, leads out to a huge deck offering unobstructed, breathtaking views, perfect for entertaining or peaceful evenings. Upstairs, the primary bedroom features a full ensuite for a tranquil retreat, alongside two additional bedrooms with built-in closet organizers for optimal organization. The fully developed walk-out basement enhances the living space with two bright bedrooms, a full bathroom, separate laundry, and direct backyard access to a covered patio, providing an outdoor oasis. With a single attached garage, ample driveway space, and close proximity to schools, parks, entertainment, and transportation routes, this home is ideally positioned for both tranquility and accessibility. Don't miss the opportunity to make 334 Grosbeak Way your forever home**

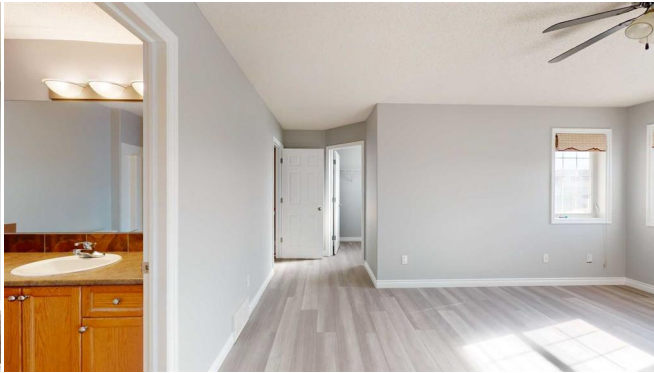
Inclusions: **None**
Property Listed By: **EXP REALTY**

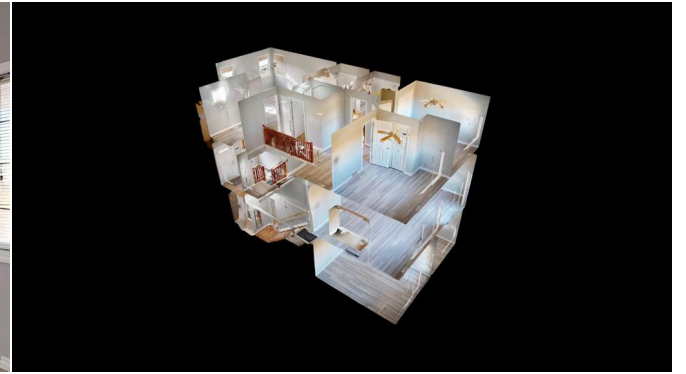
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800











334 Grosbeak Way, Fort McMurray, AB

Main Floor Exterior Area 779.99 sq ft
Interior Area 778.99 sq ft
Excluded Area 349.47 sq ft



PREPARED: 2022/12/06



White regions are excluded from total floor area in GUSSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

334 Grosbeak Way, Fort McMurray, AB

2nd Floor Exterior Area 981.43 sq ft
Interior Area 952.77 sq ft



PREPARED: 2022/12/06



White regions are excluded from total floor area in GUSSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

334 Grosbeak Way, Fort McMurray, AB

Basement (Below Grade) Exterior Area 708.38 sq ft
Interior Area 642.16 sq ft



PREPARED: 2022/12/06



White regions are excluded from total floor area in GUSSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.