



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**418 GROSBEAK Way, Fort McMurray T9K 0L8**

MLS®#: **A2123301**

Area: **Eagle Ridge**

Listing Date: **04/16/24**

List Price: **\$649,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2009**

Lot Information

Finished Floor Area

Lot Sz Ar:

**9,258 sqft**

Lot Shape:

Abv Sqft:

**1,852**

Low Sqft:

Ttl Sqft:

**1,852**

DOM

**30**

Layout

Beds:

**7 (3 4 )**

Baths:

**3.0 (3 0)**

Style:

**Modified Bi-Level**

Parking

Ttl Park:

**7**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Cul-De-Sac,Pie Shaped Lot**

**Alley Access,Concrete Driveway,Double Garage Attached,RV Gated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central,Fireplace(s),Natural Gas**

Sewer:

Ext Feat: **Lighting,Private Yard**

Construction:

**Cement Fiber Board,Concrete,Wood Frame**

Flooring:

**Hardwood,Laminate,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Electric Stove,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**Ceiling Fan(s),Crown Molding,Granite Counters,High Ceilings,Kitchen Island,Pantry,Separate Entrance,Sump Pump(s),Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`11" x 5`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>14`9" x 11`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`2" x 10`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>19`2" x 16`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`4" x 10`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`8" x 16`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`3" x 22`3"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>10`7" x 11`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`10" x 15`10"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`3" x 7`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`9" x 9`10"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`3" x 11`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`1" x 9`11"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`3" x 9`11"</b>

Dining Room Storage	Basement Basement	13`9" x 13`9" 5`3" x 8`2"	Kitchen Furnace/Utility Room Legal/Tax/Financial	Basement Basement	8`3" x 13`5" 8`0" x 7`9"
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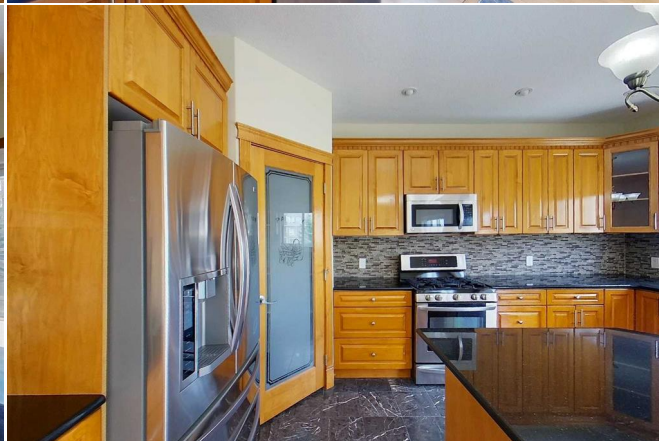
Title: <b>Fee Simple</b> Legal Desc:		Zoning: <b>R1S</b>	
	<b>0725263</b>		Remarks

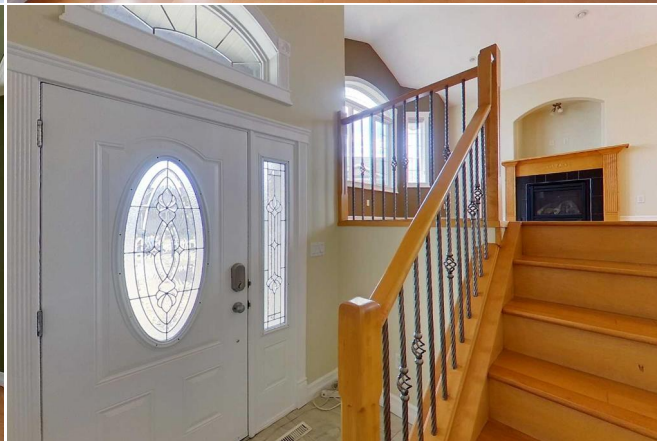
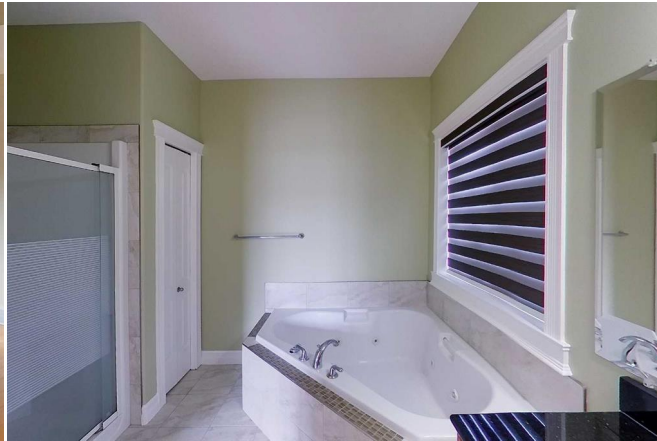
Pub Rmks:	<p><b>Welcome to 418 Grosbeak Way ! Experience the pinnacle of suburban living in this expansive 3,000+ sq ft modified bi-level residence nestled in the serene cul-de-sac This home is situated on a substantial 9,352 sq ft pie shaped lot, featuring a fenced and gated backyard with back lane access—perfect for RV and toy storage. Step inside to discover vaulted ceilings and abundant natural light streaming through large windows, accented by elegant crown mouldings and maple railings with spindles. The chef's dream kitchen is equipped with granite countertops, stainless steel appliances, a gas stove, and a spacious center island, making it a culinary delight. Adjacent to the kitchen, the dining area provides access to a large deck, ideal for entertaining and relaxation. The cozy living area features a gas fireplace, adding warmth and charm. Flooring throughout the home includes hardwood, tile, and laminate, with no carpet to be found, ensuring ease of maintenance. The primary bedroom, located above the garage, includes a 4-piece ensuite with Jacuchie and standing showerand a walk-in closet, offering a private retreat. Additional amenities include an upper-level laundry room and a fully finished basement with a separate entrance. The basement boasts high ceilings, large windows, four sizeable bedrooms, a full bathroom, a kitchenette, and a separate laundry area—perfect for extended family or potential rental income. For comfort throughout the seasons, the home is equipped with central air conditioning and an additional cozy gas fireplace. The heated double car garage and extra parking spaces with back alley access add convenience. Located in the sought-after Eagleridge neighborhood, this home is close to schools, parks, walking trails, shopping, and a movie theatre, ensuring that all amenities are just a short distance away. Don't miss the opportunity to own this exquisite home. Book your private showing today and prepare to be impressed!</b></p>
Inclusions:	<b>NA</b>
Property Listed By:	<b>EXP REALTY</b>

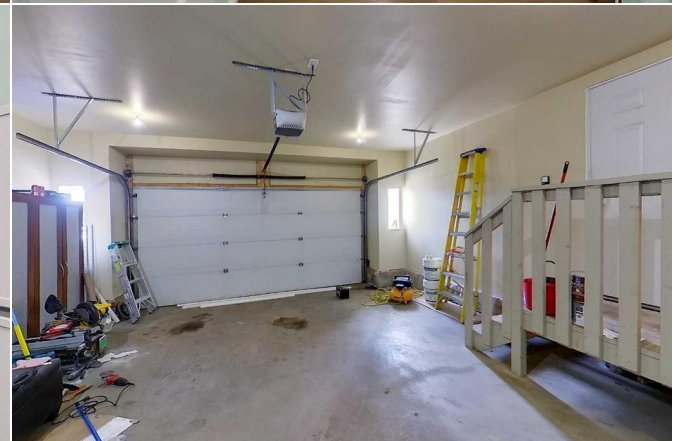
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800

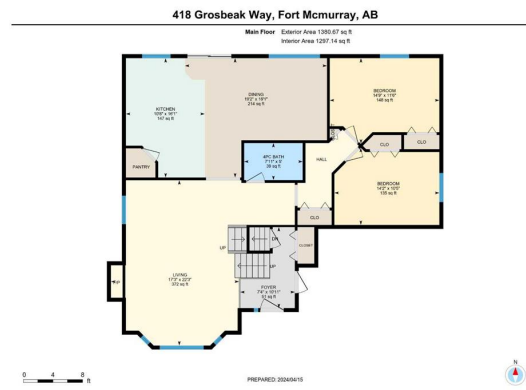




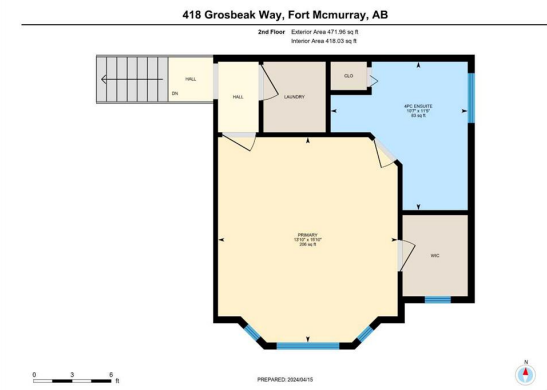








White regions are excluded from total floor area in HOUSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Basement (Below Grade)	Exterior Area 1290.67 sq ft Interior Area 1182.52 sq ft
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PREPARED: 2024/04/15

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