



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2124209**

Area: **Eagle Ridge**

Listing Date: **04/23/24**

List Price: **\$499,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2009**

Lot Information

Lot Sz Ar:

**4,046 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,502**

Low Sqft:

Ttl Sqft:

**1,502**

DOM

**25**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.0 (3 0)**

Style:

**4 Level Split**

Parking

Ttl Park:

**3**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped  
Heated Garage,Insulated,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Oven,Gas Range,Microwave,Refrigerator,See Remarks,Washer/Dryer**

Int Feat:

**Breakfast Bar,Built-in Features,Crown Molding,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room

**4pc Bathroom**

**Bedroom**

**Bedroom - Primary**

**Bedroom**

Level

**Main**

**Main**

**Upper**

**Basement**

Dimensions

**6`0" x 7`11"**

**10`7" x 9`8"**

**13`0" x 21`3"**

**11`3" x 15`8"**

Room

**Bedroom**

**5pc Ensuite bath**

**4pc Bathroom**

Level

**Main**

**Upper**

**Basement**

Dimensions

**11`6" x 12`8"**

**5`10" x 12`11"**

**11`3" x 5`4"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**0725263**

Remarks

Pub Rmks: **EXCELLENT EAGLE RIDGE 4-LEVEL SPILT HOME IN A QUIET CUL DE SAC WITH OVER 2400 SQ FT OF LIVING SPACE. Don't let the exterior fool you, this home will surprise you with the amount of living space because judging by the outside you would never think it has 4 levels that include a total of 2459 of living space. Including a basement with 12-foot ceilings. Enter this 4-level back split with a large foyer that includes a separate mud room and access to the attached heated garage. The Staircase leads you to a main floor with hardwood floors, an open concept living area with a large kitchen featuring an upgraded tile floor, QUARTZ countertops, eat-up breakfast bar, large island pantry and some upgraded appliances. The Kitchen overlooks your dining room and living room. These spaces continue with hardwood floors, living room offering a corner gas fireplace with built-in niche. Off the living room you have sliding glass doors leading to your wrap-around upper deck. The main level continues with your 2nd and 3rd bedroom, and 4 pc full bathroom completed with quartz counter tops and tile floors. The top level of the home has been dedicated to the Primary bedroom which includes an oversized bedroom with CORNER GAS FIREPLACE, walk-in closet with built-in shelving, and full ensuite that includes a double walk-in shower, quartz countertops and tile floors. The lower level of this home is one like no other with huge 12-foot ceilings, large above-ground windows, massive family room and games area, 4th bedroom and a full bathroom. This lower level is also equipped with your laundry room and large storage space. On the exterior of the home, you have a fully fenced and landscaped yard, large front driveway, and firepit area all perfectly located in a nice family Cul de sac within walking distance of schools, parks, trails and Eagle Ridge Commons. This is an impressive home with many features that the original owners have appreciated and enjoyed! Call today and schedule your private viewing.**

Inclusions: **fridge, stove, dishwasher, microwave, washer, dryer, garage heater, furnishings in the basement, alarm system no contract, blinds**  
Property Listed By: **COLDWELL BANKER UNITED**

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





















