



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**174 GROUSE Way, Fort McMurray T9K 0L6**

MLS®#: **A2158269** Area: **Eagle Ridge** Listing Date: **08/15/24** List Price: **\$509,900**  
 Status: **Active** County: **Wood Buffalo** Change: **-\$30k, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray** Finished Floor Area  
 Year Built: **2008** Abv Sqft: **1,736**  
Lot Information Low Sqft:  
 Lot Sz Ar: **4,895 sqft** Ttl Sqft: **1,736**  
 Lot Shape:

DOM

**34**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:  
 Heating: **Floor Furnace,Natural Gas** **See Remarks**  
 Sewer: Flooring:  
 Ext Feat: **None** **Carpet,Laminate,Tile,Wood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **See Remarks**  
 Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Laundry	Main	0`0" x 0`0"
Laundry	Basement	0`0" x 0`0"	Bedroom	Second	10`2" x 13`2"
Bedroom	Second	10`2" x 12`11"	Bedroom - Primary	Second	13`10" x 11`9"
4pc Bathroom	Second	0`0" x 0`0"	4pc Ensuite bath	Second	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"
Walk-In Closet	Second	8`10" x 7`5"	Kitchen With Eating Area	Main	23`0" x 18`10"
Living Room	Main	15`1" x 17`3"	Living/Dining Room Combination	Basement	14`7" x 26`6"

<b>Bedroom</b>	<b>Basement</b>	<b>10`1" x 12`11"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`10" x 10`4"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`10" x 7`4"</b>			
			Legal/Tax/Financial		

Title:	Zoning:
<b>Fee Simple</b>	<b>R1S</b>
Legal Desc:	<b>0725263</b>
	Remarks

Pub Rmks: **WOW! This GORGEOUS 2 storey 4 bedroom, 4.5 bath home is the PERFECT masterpiece! You will feel welcomed from the moment you enter this SPACIOUS and functional home! The entry way has a front closet and flows into the living room which boasts a gas fireplace. The OPEN CONCEPT dining and kitchen with eat up ISLAND is the PERFECT space to congregate while the chef of the home prepares your favorite meals. You will LOVE the midnight granite countertops, mocha cabinetry and pantry! The Patio door leads to a big deck with access to the rear alley parking and back attached front yard. There is the convenience of main floor laundry and a power room for your guests. The 2nd floor features 3 FULL BATHROOMS! and 3 Bedrooms, the Primary bedroom has a BIG WALK IN CLOSET and ensuite! The basement has a SEPARATE ENTRANCE to a fully developed basement that has kitchenette, family room, bedroom and another full bathroom. Surrounded by tile, hardwood and carpet upstairs, and laminate in the basement, this home sits on a CORNER LOT with a FANTASTIC front yard where your kids can play. A hop skip and jump to walking trails, schools, parks, Tim Hortons, Landmark Theatre, shopping and so much more! ACT NOW before this home is gone like the wind! CALL TODAY!**

Inclusions: **FRIDGE X 2, DISHWASHER X 1, WASHER, DRYER X 2, GAS STOVE, MICROWAVE X 2, HOT PLATE IN BASEMENT, CENTRAL A/C, GARAGE DOOR OPENER**

Property Listed By: **RE/MAX FORT MCMURRAY**

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









