



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2160337**      Area: **Eagle Ridge**      Listing **08/24/24**      List Price: **\$499,000**  
 Status: **Active**      County: **Wood Buffalo**      Change: **-\$41k, 24-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**      Finished Floor Area  
 Year Built: **2010**      Abv Sqft: **1,919**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,668 sqft**      Ttl Sqft: **1,919**  
 Lot Shape:

DOM

**89**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **5.0 (5 0)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape,Greenbelt,No Neighbours Behind,Landscaped,Views**  
 Park Feat: **Concrete Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **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

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>9`7" x 5`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`1" x 13`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`10" x 13`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`11" x 18`2"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`8" x 4`11"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>9`8" x 8`0"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>6`2" x 9`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`8" x 15`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`1" x 12`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`3" x 10`3"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`0" x 13`2"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`11" x 4`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`11" x 13`4"</b>	<b>Kitchen</b>	<b>Basement</b>	<b>9`4" x 5`6"</b>

**Bedroom  
Furnace/Utility Room**

**Basement  
Basement**

**7`7" x 11`3"  
7`4" x 9`11"**

**Breakfast Nook  
Laundry**  
Legal/Tax/Financial

**Basement  
Main**

**10`6" x 13`10"  
6`9" x 4`10"**

Title:  
**Fee Simple**  
Legal Desc:

**0725263**

Zoning:  
**R1S**

Remarks

Pub Rmks:

**Curb Appeal! Spacious 1924 Sq ft Home with 2 Master Suites and BACKING onto Green Space! 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 with Full Kitchen , This Home offers Versatility and Style, Perfect for use as a Mortgage Helper. More than \$30,000 renovations are done , New paint Throughout, New Floorings and list goes on. Enjoy the outdoors in the expansive backyard with a huge deck Backing onto green space with a View, 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, Gas stove and complete with gleaming granite countertops and an eat-up 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 Backyard is ideal for outdoor activities. Park your vehicle in the 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:  
Property Listed By: **Dishwasher, 2 Microwave, Stove(s), 2 Washer/Dryer, 2 Fridges  
RE/MAX FORT MCMURRAY**

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















