



THE
A-TEAM

**RE/MAX
FIRST**

322 GROSBEAK Way, Fort McMurray T9K 0L8

MLS®#: **A2160337**

Area: **Eagle Ridge**

Listing Date: **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**
Year Built: **2010**
Lot Information
Lot Sz Ar: **3,668 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,919**
Low Sqft:
Ttl Sqft: **1,919**

DOM

182
Layout
Beds: **6 (4 2)**
Baths: **5.0 (5 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape,Greenbelt,No Neighbours Behind,Landscaped,Views
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
3pc Bathroom	Main	9`7" x 5`3"	Dining Room	Main	10`1" x 13`5"
Kitchen	Main	11`10" x 13`5"	Living Room	Main	14`11" x 18`2"
4pc Bathroom	Upper	9`8" x 4`11"	4pc Ensuite bath	Upper	9`8" x 8`0"
4pc Ensuite bath	Upper	6`2" x 9`4"	Bedroom	Upper	9`8" x 15`11"
Bedroom - Primary	Upper	12`1" x 12`5"	Bedroom	Upper	10`3" x 10`3"
Bedroom - Primary	Upper	14`0" x 13`2"	3pc Bathroom	Basement	8`11" x 4`5"
Bedroom	Basement	9`11" x 13`4"	Kitchen	Basement	9`4" x 5`6"

**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 Connect**

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









