



THE
A-TEAM

**RE/MAX
FIRST**

182 GROUSE Way, Fort McMurray T9K 0L6

MLS@#: **A2161197** Area: **Eagle Ridge** Listing Date: **08/30/24** List Price: **\$474,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **3,296 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,528**
 Low Sqft:
 Ttl Sqft: **1,528**

DOM

20
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,Standard Shaped Lot**
 Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage,Off Street,Oversized**

Utilities and Features

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

Construction: **Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,Pantry,Separate Entrance,Soaking Tub,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`8" x 5`1"	Dining Room	Main	11`8" x 12`3"
Kitchen	Main	19`8" x 15`0"	Living Room	Main	13`8" x 14`5"
4pc Bathroom	Second	7`11" x 4`10"	4pc Ensuite bath	Second	5`4" x 7`8"
Bedroom	Second	10`3" x 11`2"	Bedroom	Second	9`5" x 11`9"
Office	Second	12`11" x 8`7"	Bedroom - Primary	Second	14`2" x 11`4"
4pc Bathroom	Basement	6`11" x 6`5"	Bedroom	Basement	8`0" x 11`6"
Kitchen	Basement	11`4" x 13`3"	Laundry	Basement	6`11" x 5`1"

Game Room

Basement

10`5" x 12`1"

Furnace/Utility Room
Legal/Tax/Financial

Basement

6`11" x 6`11"

Title:
Fee Simple
Legal Desc:

0725263

Zoning:
R1S

Remarks

Pub Rmks:

Welcome to 182 Grouse Way: This delightful two-story home seamlessly blends space and affordability, featuring a one-bedroom illegal suite in the basement, an office/flex area on the second floor, and a spacious open-plan main floor. Located on a serene street in the sought-after Eagle Ridge community, it's conveniently close to schools, parks, shopping, restaurants, and entertainment. The property offers plenty of on-street parking and an oversized, heated double detached garage with a 9-foot overhead door and 11-foot ceilings, ensuring your vehicles stay warm and accessible year-round. Enhanced curb appeal with updated finishes and a charming covered front porch creates an inviting atmosphere, perfect for enjoying your morning coffee. Step inside to find a cozy living room with a natural gas fireplace and a stylish wood-feature wall. The living room flows effortlessly into a spacious dining area and a kitchen designed for entertaining. The kitchen features a large island, butcher block countertops, stainless steel appliances (2022), a subway tile backsplash, and two-tone cabinets providing ample storage. The main floor also includes a convenient 2-piece bathroom, main floor laundry, and a generous back entry leading to a fully fenced, low-maintenance backyard with a large deck—ideal for enjoying summer days. On the second level, a versatile flex space at the top of the stairs offers options for a play area, home gym, additional living room, or office. This area separates the primary bedroom from the two additional bedrooms at the end of the hall. The spacious primary bedroom includes a 4-piece ensuite bathroom and a large walk-in closet. The other two bedrooms, which face the front of the home, share a second 4-piece bathroom. Throughout the home, you'll find tasteful updates including new light fixtures, doors, modern bathroom vanities, and updated tile floors in the bathrooms. The impressive one-bedroom illegal suite in the basement is perfect for rental income or extended family, featuring its own laundry, a separate entrance, and a living area equipped with full-size appliances, including a fridge, dishwasher, and stove. The bedroom is located at the end of the hall, past a full 4-piece bathroom. Additional features include a new furnace (2021) and central A/C. This home offers exceptional value and is priced to sell—schedule a tour today!

Inclusions:
Property Listed By:

**FRIDGE X2, STOVE X2, WASHER + DRYER X2, DISHWASHER X2, BASEMENT - TOASTER OVEN, FURNITURE NEGOTIABLE.
The Agency North Central Alberta**

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











