



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2164782**

Area: **Eagle Ridge**

Listing Date: **09/09/24**

List Price: **\$469,400**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$500, 16-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2008**

Finished Floor Area  
Abv Sqft: **1,572**  
Low Sqft:  
Ttl Sqft: **1,572**

Lot Information

Lot Sz Ar: **3,893 sqft**  
Lot Shape:

DOM

**103**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

**Back Yard,Cleared,Front Yard,Low Maintenance Landscape,Gentle Sloping,Greenbelt,No Neighbours Behind,Sloped Down**

Park Feat:

**Off Street,Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Private Entrance,Private Yard,Storage**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Laminate,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Washer/Dryer**

Int Feat:

**Breakfast Bar,Closet Organizers,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Storage,Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`3" x 12`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`9" x 10`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`3" x 10`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`6" x 5`1"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>9`0" x 12`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`4" x 10`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 12`1"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 8`6"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`5" x 5`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`4" x 12`11"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>8`5" x 6`9"</b>
<b>Kitchenette</b>	<b>Basement</b>	<b>8`7" x 5`1"</b>	<b>Game Room</b>	<b>Basement</b>	<b>12`4" x 9`11"</b>

Bedroom  
Bedroom

Basement  
Basement

10`3" x 11`6"  
12`5" x 9`3"

4pc Bathroom

Basement

5`1" x 7`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**0725263**

Remarks

Pub Rmks:

**INCREDIBLE VIEWS OF RIVER VALLEY, A WALK-OUT BASEMENT, AND ATTACHED GARAGE!** This exquisite luxury home radiates pride of ownership, meticulously maintained by the ORIGINAL OWNERS. If being situated in a prime location is a priority, then this home is the perfect fit for you. Nestled in the heart of Eagle Ridge, you'll be within walking distance of a variety of conveniences, including shopping, restaurants, amenities, trails, transit, parks, and elementary schools. One of the most appealing aspects of this location is the breathtaking panoramic views of the River valley and Athabasca River that can be enjoyed from every level of the home. As you step into the foyer, you'll be led to an oversized living room, large windows, and a garden door that opens to your upper deck. This inviting space also features a lovely-tiled gas fireplace, making it the perfect spot to entertain family and friends for years to come. With high ceilings throughout the main level, the living area feels airy and bright. The kitchen offers ample storage with tons of cabinets, stainless steel appliances, an eat-up breakfast bar, and a huge corner pantry. You'll also find a guest bathroom and laundry room conveniently located on the main floor. Upstairs, there are three bedrooms and a bonus room that can be used as a home office area or playroom for kids. The master bedroom includes a walk-in closet and a full ensuite bathroom. The fully finished walk-out basement with a SEPARATE ENTERANCE that can be a MORTGAGE HELPER. The basement comes equipped with a kitchenette, a living room, two bedrooms, a full bathroom, and separate laundry facilities. This basement is super bright as it is a walk-out basement and features its own private patio. This home offers a great-sized yard and an attached garage with direct access to the home. \*Using virtual reality visuals featuring furniture (unattached goods) to showcase potential home interior designs.\* Call for your private tour today!

Inclusions:  
Property Listed By:

Refrigerator, over-range microwave, dishwasher, stove, 2x washers, 2x dryers, microwave, all window coverings, garage opener, central air conditioner.  
**EXP REALTY**

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







