



THE
A-TEAM

**RE/MAX
FIRST**

269 GROSBEAK Way, Fort McMurray T9K 0L8

MLS®#: **A2165958**

Area: **Eagle Ridge**

Listing Date: **12/02/24**

List Price: **\$489,900**

Status: **Active**

County: **Wood Buffalo**

Change: **+\$25k, 05-Dec**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Fort McMurray

Abv Sqft:

1,903

Year Built:

2009

Low Sqft:

Ttl Sqft:

1,903

Lot Information

Lot Sz Ar:

3,416 sqft

Lot Shape:

DOM

19

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Lane,Front Yard,Landscaped

Parking Pad,Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stone,Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Washer/Dryer Stacked,Window Coverings

Int Feat:

High Ceilings,Kitchen Island,No Smoking Home,Separate Entrance

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`6" x 4`11"	3pc Ensuite bath	Second	7`10" x 7`11"
Bedroom - Primary	Second	14`11" x 14`3"	Bedroom	Second	11`1" x 17`6"
4pc Bathroom	Second	7`10" x 8`8"	Bedroom	Suite	7`10" x 13`11"
Bedroom	Suite	16`0" x 7`11"	3pc Bathroom	Suite	7`8" x 6`6"
Bedroom	Second	11`7" x 0`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0725263

Zoning:
R2

Remarks

Pub Rmks:

Welcome to 269 Grosbeak Way. Located in Eagle Ridge near parks, schools and shopping amenities, this stunning 1900 sq ft duplex is the perfect blend of modern and classic charm. The interior boasts a warm and inviting atmosphere, with a cozy living room featuring a gas fireplace perfect for chilly evenings. The open-concept kitchen and dining area are ideal for entertaining or every day living, with modern black stainless steel appliances, abundance of counter space and plenty of natural light beaming through the large windows throughout. A half bath and a spacious laundry room is also conveniently located on the main level with room for extra storage. Heading upstairs you are greeted with 2 generous sized secondary bedrooms, a well appointed 4pc bathroom with shower/tub combo and a dreamy primary retreat. The expansive primary bedroom itself is a spacious haven, with room for a king size bed, seating area and more. Whether you're unwinding after a long day or getting ready for a new one, the ensuite offers the ultimate convenience along with the thoughtfully designed walk-in closet. The lower level of this home offers a private illegal suite with separate entrance, perfect for guests, extended family or rental income potential. Complete with 2 bedrooms, a stunning kitchen, a 3pc bathroom and living area, this suite provides versatility and comfort. It also has its own separate heat and laundry. The private fully fenced backyard has fresh sod, a deck with modern privacy walls, access to the detached single garage and 2 car parking pad. More key features of this home include fresh paint from top to bottom and central a/c. This beautiful home has been meticulously maintained is ready to be loved by its next owners! Schedule your private showing today.

Inclusions:
Property Listed By:

N/A
ROYAL LEPAGE BENCHMARK

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













