



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**120 GREBE Road, Fort McMurray T9K0S2**

MLS®#: **A2172833**

Area: **Eagle Ridge**

Listing Date: **10/13/24**

List Price: **\$540,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2010**  
Lot Information  
Lot Sz Ar: **4,532 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,629**  
Low Sqft:  
Ttl Sqft: **1,629**

DOM

**4**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,City Lot,Brush**  
Park Feat: **220 Volt Wiring,Additional Parking,Alley Access,Asphalt,Concrete Driveway,Double Garage Detached,Driveway,Garage Door Opener,Insulated,Oversized,Owned,Parking Lot,Paved,Plug-In,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Barbecue,Fire Pit,Garden,Gas Grill,Lighting,Playground,Private Entrance,Private Yard,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Humidifier,Microwave Hood Fan,Refrigerator,Stove(s),Washer**  
Int Feat: **Ceiling Fan(s),Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Sauna,Separate Entrance,Smart Home,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`9" x 6`0"</b>	<b>Family Room</b>	<b>Main</b>	<b>11`11" x 13`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`11" x 13`7"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`10" x 10`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`11" x 10`5"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`3" x 9`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`5" x 9`9"</b>	<b>Game Room</b>	<b>Basement</b>	<b>20`2" x 13`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 10`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`6" x 10`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`6" x 7`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`11" x 10`11"</b>

Bedroom - Primary  
Kitchen

Second  
Basement

11`0" x 14`0"  
8`9" x 6`0"

Bedroom  
Furnace/Utility Room  
Legal/Tax/Financial

Basement  
Basement

11`11" x 12`7"  
5`11" x 11`2"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**0828607**

Remarks

Pub Rmks:

**Step onto the veranda and soak in the sunset hues—it's like your personal daily retreat, right outside your door. Whether you're in the mood for some alone time or want to gather with friends, this place covers you. Inside, it's all about that perfect mix of modern luxury and timeless charm. The living, dining, and kitchen areas flow together seamlessly, making it easy to entertain or just kick back and relax. And those big windows? They let in so much sunlight, giving the whole place this cozy, ethereal vibe. Now, let's talk about the kitchen—it's a chef's dream. Top-notch appliances, plenty of counter space, and sleek cabinets make cooking here a total joy. Upstairs, the bedrooms are like little havens of peace, especially the main suite with its own balcony overlooking the greenery—a real escape from the daily grind. And the location? Couldn't be better. Schools, parks, shopping—all just a short walk away. How about that detached garage? Perfect for all your projects, whether you're into mechanics or carpentry. The downstairs with its separate entrance, you've got extra bedrooms, a second living area, and a wet bar—ideal for hosting guests or just chilling with family. What the basement is currently used for is an income property. They take in \$1600 per month. That would make your mortgage for this place only \$1700 per month if you rented the basement. Outside, the fenced backyard with its deck is just waiting for those outside dinners and lazy afternoons. So yeah, welcome home to your own little slice of luxury and convenience, where every moment feels like a breath of fresh air.**

Inclusions:  
Property Listed By:

**All Weather Arctic Spa Swimming Pool - Ocean Model  
RE/MAX FORT MCMURRAY**

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









