



THE
A-TEAM

**RE/MAX
FIRST**

220 GROSBEAK Way, Fort McMurray T9K 0L7

MLS®#: **A2173093**

Area: **Eagle Ridge**

Listing Date: **10/16/24**

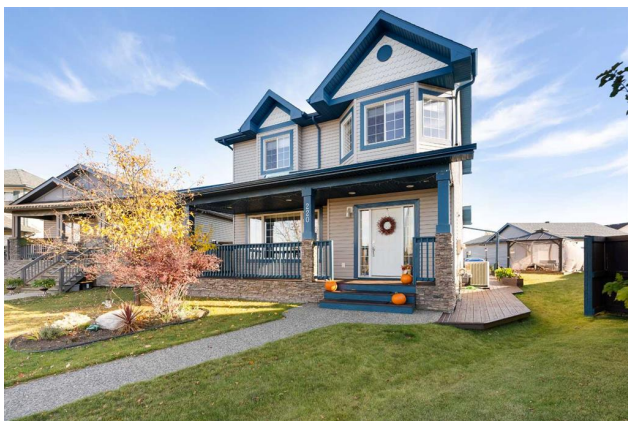
List Price: **\$699,900**

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: **14,412 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,800**
Low Sqft:
Ttl Sqft: **1,800**

DOM

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

Parking

Ttl Park: **8**
Garage Sz: **4**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Street Lighting,Pie Shaped Lot**
Park Feat: **Quad or More Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Entrance,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|-------------------------|-----------------|-----------------------|
| 2pc Bathroom | Main | 2`11" x 7`1" | Dining Room | Main | 11`4" x 12`5" |
| Kitchen | Main | 15`2" x 16`5" | Living Room | Main | 16`5" x 15`5" |
| 4pc Bathroom | Second | 5`0" x 7`9" | 5pc Ensuite bath | Second | 12`4" x 10`4" |
| Bedroom | Second | 10`10" x 11`0" | Bedroom | Second | 11`7" x 10`10" |
| Bedroom - Primary | Second | 14`3" x 13`1" | Walk-In Closet | Second | 6`11" x 6`7" |
| 4pc Bathroom | Basement | 5`0" x 8`6" | Bedroom | Basement | 9`10" x 14`7" |
| Bedroom | Basement | 10`3" x 12`8" | Game Room | Basement | 19`5" x 18`11" |

Furnace/Utility Room

Basement

9`9" x 10`3"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R1S

0725263

Remarks

Pub Rmks:

EXCEPTIONAL FAMILY HOME ON A 14,412 SQ FT LOT IN EAGLE RIDGE WITH QUAD CAR GARAGE, DUAL RV PARKING, AND MORE! Discover endless possibilities with this expansive lot in the sought-after neighborhood of Eagle Ridge. Nestled on a quiet street, this property offers a rare combination of space, amenities, and an ideal location. The quadruple car garage spans over 1000 sq ft, featuring 240V and 100AMP service, a 2-piece bathroom, floor drain, and heat-traced water lines—perfect for hobbyists, vehicle storage, or your next project. Parking will never be an issue, with back-alley access, room for 5 vehicles at the rear, and even RV parking. There's even more space for additional vehicles or toys. The beautifully landscaped yard is an outdoor oasis, boasting perennial gardens, fruit trees including plums, pears, and apples, plus a newer deck and gazebo to complete the serene backyard retreat. From your inviting front porch, enjoy views of the playground and green space—perfect for morning coffee or relaxing evenings. Inside, this bright and airy home offers 9 ft ceilings, new paint, hot water on demand, and newer flooring on the main level, upper floor, and stairs, creating a cohesive and modern look throughout. The living room features oversized windows and a cozy gas fireplace, while French doors connect seamlessly to the kitchen and dining areas. The open-concept kitchen with granite countertops, slate appliances, plenty of storage and counter space and a view of the backyard is a true centerpiece for family gatherings and entertaining. The primary bedroom is a peaceful retreat with a jetted tub, stand-up shower, double sinks, and a large walk-in closet. Upstairs, two additional bedrooms and a full bathroom provide ample space for family or guests. The fully developed basement offers even more living space, including two more bedrooms, a full bathroom, and a cozy family room, ideal for growing families or visiting guests. With its spacious OVERSIZED garage, DUAL RV parking, and proximity to parks and schools, this Eagle Ridge home is a rare find. Don't miss this incredible opportunity—call today to book your personal tour!

Inclusions:

Fridge, Gas Stove, Dishwasher, Microwave, Washer and Dryer in garage, All Window Coverings, Central Air Conditioner, Garage Door Opener and control, Shed, 2 X Garage heaters, Gazebo

Property Listed By:

COLDWELL BANKER UNITED

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





