



THE
A-TEAM

**RE/MAX
FIRST**

144 GREBE Road, Fort McMurray T9K 0S2

MLS®#: **A2173329** Area: **Eagle Ridge** Listing Date: **10/16/24** List Price: **\$589,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **5,617 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,685**
 Low Sqft:
 Ttl Sqft: **1,685**

DOM

1
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,Back Yard,Corner Lot,Front Yard,Greenbelt,Landscaped**
 Park Feat: **Double Garage Detached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Mixed**
 Flooring: **Carpet,Laminate,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`4" x 5`8"	Dining Room	Main	12`7" x 7`2"
Kitchen	Main	12`7" x 11`9"	Flex Space	Main	9`2" x 6`10"
Living Room	Main	17`5" x 22`4"	3pc Ensuite bath	Upper	5`0" x 9`10"
4pc Bathroom	Main	8`2" x 5`0"	Bedroom	Upper	9`9" x 11`5"
Bedroom	Upper	11`9" x 11`5"	Bedroom - Primary	Upper	14`9" x 12`1"
4pc Bathroom	Basement	8`3" x 5`1"	Bedroom	Basement	11`1" x 10`5"
Kitchenette	Basement	9`1" x 10`2"	Bedroom	Basement	11`7" x 8`8"

Living Room

Basement

12`5" x 6`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R1

0828607

Remarks

Pub Rmks:

This renovated EAGLE RIDGE 2-storey DIAMOND will compete with any new home in Fort McMurray. CURB APPEAL is apparent as you pull up to the GREEN SPACE VIEW. From the front of the home you are greeted with grand walkway stairs, a manicured lawn and potted blooms. The covered Veranda is a treat as you gaze across the way to the abundance of natural tree line wrapped in trails. Entering this home you will be delighted to take in the seamless luxury vinyl plank floors with an open floor plan. This home has been freshly painted, boasting an exposed stairwell, banks of large windows flooding the main level with an exceptional array of natural light. Take in the gleam of the updated light fixtures reflecting off of the gorgeous UPDATED QUARTZ Countertops and sleek modern cabinetry. The kitchen is stunning with an eat-up island loaded with cabinets and the dining room flow is exceptional for entertaining. The kitchen is complete with a new stainless steel appliance package, updated sink and fixture, cabinet pulls, intricate high ceilings filled with pot lights, and a beautiful textured backsplash. The living room can double as 2 seating arrangements to indulge in your favorite book in the appointed office/library, or cozy up to the gas fireplace in the family room. You will love the convenience of the updated half bath with exquisite vanity show-casing a ceramic bold black sink, subway tile, and laundry with well appointed cabinets. There is an entry to the backyard & platform deck off of the dining room that can be enjoyed by all. It would be so easy to watch the kiddos and fur babies play from the kitchen window. There is loads of room for a pool , swings, or trampoline. Heading up the stairs you will enjoy the newly installed plush carpeting and pleased to be greeted with another designated sitting area atop the stairwell. There are 3 generous sized bedrooms on this level all complete with walk-in closets and custom built organizers. You will find a 4 piece bathroom up here along with the 3 piece Primary bath. The PRIMARY SUITE is large complete with a fantastic custom feature wall, a breathtaking 3 piece elegant spa retreat bath, and large walk-in closet. Heading to the basement you will find a designated kitchen area with refrigerator, dining area, seperate living room, 2 additional good sized bedrooms and a 4 piece bathroom. This basement has it's own seperate entry and can be utilized for additional income or fitting for larger families. Heading outside you will be excited to find RV parking, a 24x24 heated GARAGE, and ALLEY ACCESS. The home is positioned on the corner of the lane and the alley so that this near 5700 sq/ft lot can be thoroughly enjoyed. This lovely gem is seriously a stones throw away from the green space and is close to shopping, schools, theatre, pub, restaurants, coffee shops, gas stations among many others.

Inclusions:

Property Listed By:

**Basement Refrigerator, Garage Heater
People 1st Realty**

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









