



THE A-TEAM

RE/MAX FIRST

174 GROUSE Way, Fort McMurray T9K 0L6

MLS@#: A2174523 Area: Eagle Ridge Listing 10/21/24 List Price: \$488,800
Status: Active County: Wood Buffalo Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
City/Town: Fort McMurray
Year Built: 2008
Lot Sz Ar: 4,895 sqft
Access: Back Lane
Lot Feat: Single Garage Attached
Park Feat:

DOM

7
Layout
Beds: 4 (3 1)
Baths: 4.5 (4 1)
Style: 2 Storey

Parking

Ttl Park: 3
Garage Sz: 1

Utilities and Features

Roof: Asphalt Shingle
Heating: Floor Furnace,Natural Gas
Sewer:
Ext Feat: None
Construction: See Remarks
Flooring: Carpet,Laminate,Tile,Wood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: See Remarks
Int Feat: Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Separate Entrance,Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Laundry, Bedroom, 4pc Bathroom, Walk-In Closet, Living Room and their details.

Bedroom	Basement	10`1" x 12`11"	Furnace/Utility Room	Basement	7`10" x 10`4"
Foyer	Main	8`10" x 7`4"			
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R1S
Legal Desc:	0725263
	Remarks

Pub Rmks: **WOW! This GORGEOUS 2 storey 4 bedroom, 4.5 bath home is the PERFECT masterpiece! You will feel welcomed from the moment you enter this SPACIOUS and functional home! The entry way has a front closet and flows into the living room which boasts a gas fireplace. The OPEN CONCEPT dining and kitchen with eat up ISLAND is the PERFECT space to congregate while the chef of the home prepares your favorite meals. You will LOVE the midnight granite countertops, mocha cabinetry and pantry! The Patio door leads to a big deck with access to the rear alley parking and back attached front yard. There is the convenience of main floor laundry and a power room for your guests. The 2nd floor features 3 FULL BATHROOMS! and 3 Bedrooms, the Primary bedroom has a BIG WALK IN CLOSET and ensuite! The basement has a SEPARATE ENTRANCE to a fully developed basement that has kitchenette, family room, bedroom and another full bathroom. Surrounded by tile, hardwood and carpet upstairs, and laminate in the basement, this home sits on a CORNER LOT with a FANTASTIC front yard where your kids can play. A hop skip and jump to walking trails, schools, parks, Tim Hortons, Landmark Theatre, shopping and so much more! ACT NOW before this home is gone like the wind! CALL TODAY!**

Inclusions: **fridge x 2, stove x 1, dishwasher x 1, washer/dryer x 2, all window coverings, all furnishing in basement, garage door opener**

Property Listed By: **RE/MAX FORT MCMURRAY**

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









