



THE
A-TEAM

**RE/MAX
FIRST**

205 GROUSE Way, Fort McMurray T9K 0L9

MLS®#: **A2182565**

Area: **Eagle Ridge**

Listing Date: **12/05/24**

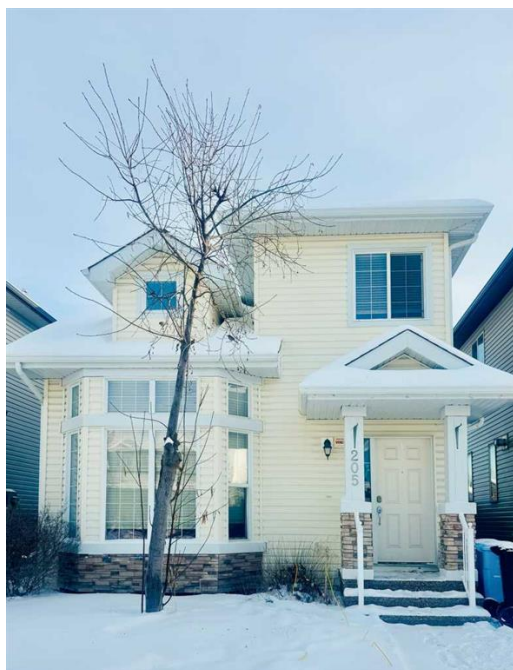
List Price: **\$449,900**

Status: **Pending**

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: **3,296 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,351**
Low Sqft:
Ttl Sqft: **1,351**

DOM

16
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,On Golf Course**
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,Gas Stove,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,Pantry,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	21`4" x 16`4"	Dining Room	Main	13`1" x 9`1"
Kitchen With Eating Area	Main	21`4" x 11`6"	2pc Bathroom	Main	7`11" x 5`7"
Bedroom - Primary	Second	11`10" x 12`3"	4pc Ensuite bath	Second	9`0" x 4`11"
Bedroom	Second	9`7" x 9`9"	Bedroom	Second	9`0" x 9`6"
4pc Bathroom	Second	7`5" x 5`1"	Kitchen	Basement	5`1" x 10`9"
Living Room	Basement	15`0" x 13`2"	Bedroom	Basement	9`10" x 11`2"
Bedroom	Basement	9`10" x 9`5"	3pc Bathroom	Basement	7`6" x 5`5"

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Cozy 2 story on Grouse Way in popular Eagle Ridge neighbourhood. Backing onto the park, this 5 bedroom home is sure to please the growing family. Also is a great set-up for in in-laws with its private separate entrance. Walk into this home and be greeted with beautiful hardwood floors and high ceilings. Formal dining area as well as an eat-in kitchen that also has a pantry. Stainless appliances along with loads of counter and cupboard space will be enjoyed by anyone that loves to spend time in the kitchen especially with access to the back deck for bbq'ing. Main floor washer and dryer with 2 piece bath. Upstairs you will find 3 spacious bedrooms with the primary having its own bath and walk in closet. Another 4 piece bath complete the upper level. However there is still more with the 2 additional bedrooms in the basement with a bath and stand up shower. With a private separate entrance, kitchen, living room as well as a second laundry this makes a great space for any teenager or relatives who stay for extended visits. Last but not least that heated garage that makes winters seem bearable. If you love being close to the action you are walking distance to the theatre, restaurants, coffee shops and more. School, YMCA and walking trails are all close by along with the city bus. Don't wait any longer as this listing is priced to sell.**

Inclusions: **N/A**
 Property Listed By: **3% REALTY FORT MCMURRAY**

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

