



120 GROSBEAK Way, Fort McMurray T9K0L6

MLS®#: **A2184362** Area: **Eagle Ridge** Listing Date: **12/23/24** List Price: **\$550,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2008** Abv Sqft: **1,406**
 Lot Information Low Sqft:
 Lot Sz Ar: **8,587 sqft** Ttl Sqft: **1,406**
 Lot Shape:

DOM

19
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Cul-De-Sac,Lawn,Landscaped,Pie Shaped Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Central** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Ext Feat: **Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **None**
 Int Feat: **Kitchen Island,Separate Entrance,Sump Pump(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Dining Room	Main	10`5" x 11`8"
Kitchen	Main	10`7" x 11`4"	Living Room	Main	16`9" x 12`10"
4pc Bathroom	Second	0`0" x 0`0"	4pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	10`9" x 10`3"	Bedroom	Second	9`4" x 9`8"
Bedroom - Primary	Second	12`5" x 12`7"	4pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Basement	18`0" x 9`0"	Game Room	Basement	16`3" x 16`2"
Furnace/Utility Room	Basement	7`5" x 12`0"			

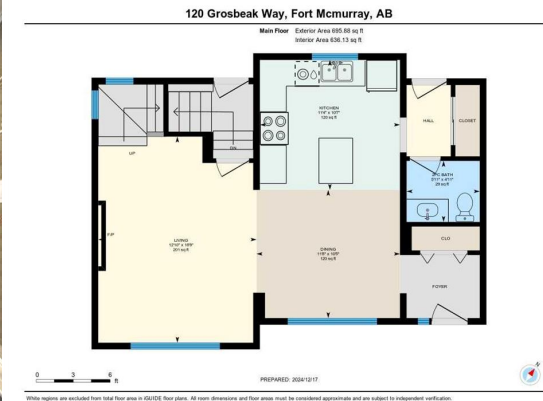
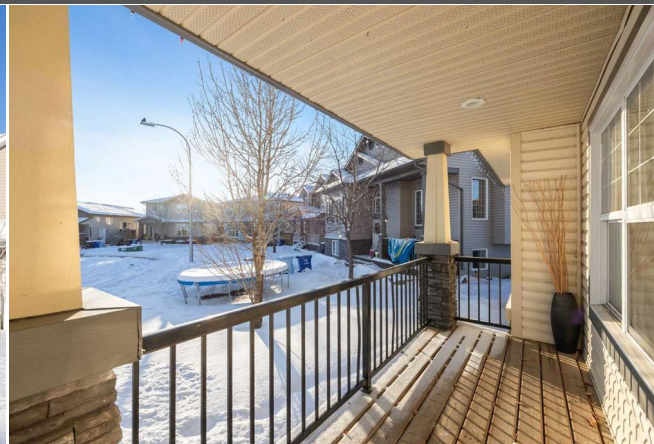
Title: **Fee Simple**
 Zoning: **R1S**
 Legal Desc: **0725263**

Remarks

Pub Rmks: **Massive lot 8587 sq ft pie shape lot in Eagle ridge with MASSIVE garage and great parking! Are you ready to make the big move into a bigger home and the lot and garage you have been urning for? 120 Grosbeak Way could be the home for you! The garage is approx 26 x 24 and heated. Imagine having a place to store all of your toys, have room for the kids to play and for the dog! No better location that in Eagle Ridge. You are so close to the buses, shopping and schools. It's a great location for your growing family. The home does have a separate entrance, there is NOT a suite in the basement. This is a family home with lots of space for everyone. A minor amount of TLC could make this property shine! There are 4 bedrooms, 3.5 bathrooms. Be sure to check out the detailed floor plans where you can see floor plans easily and imagine the space. The 360 tour is a great way to preview the home as well. Are you ready to say yes to this address?! Offers will be reviewed after 7 calendar days on market. Property is being sold as is where is.**

Inclusions: **no chattels as is where is on possession**
 Property Listed By: **RE/MAX FORT MCMURRAY**

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





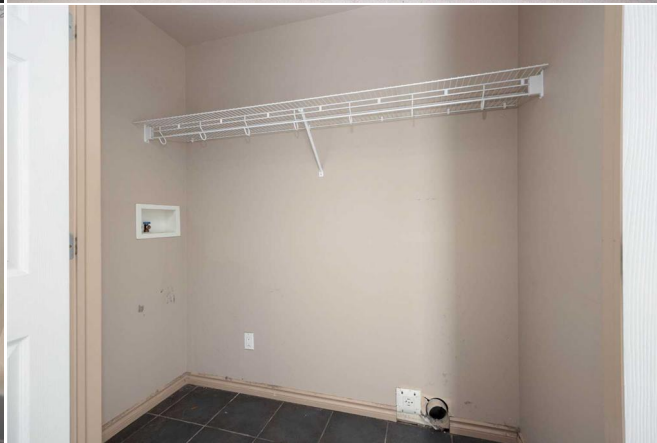
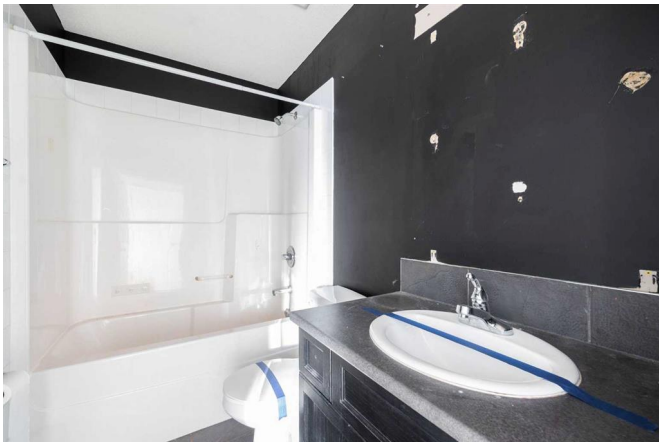
120 Grosbeak Way, Fort McMurray, AB

2nd Floor Exterior Area 710.35 sq ft
Interior Area 658.73 sq ft



PREPARED: 2024/12/17

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



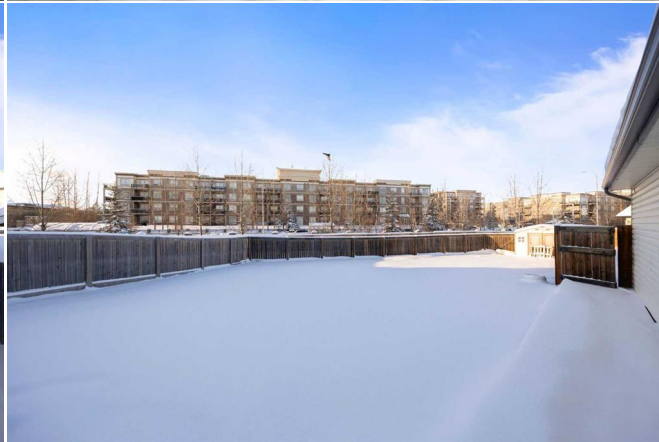
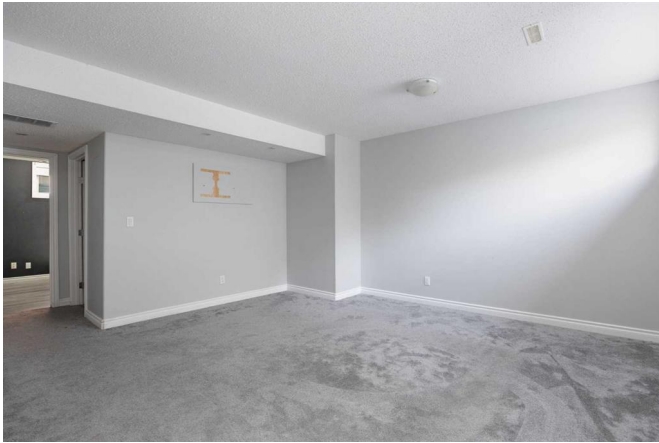
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Basement (Below Grade) Exterior Area 638.14 sq ft
Interior Area 581.05 sq ft



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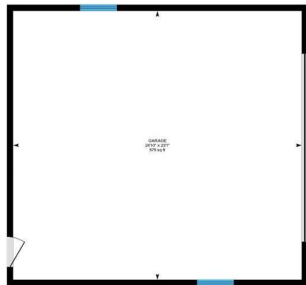
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Detached Garage Enclosed Area 627.87 sq ft



0 2 4 ft

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While regions are excluded from total floor area in OSQDC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.