



THE
A-TEAM

**RE/MAX
FIRST**

133 GROUSE Way, Fort McMurray T9K 2T6

MLS®#: **A2187161** Area: **Eagle Ridge** Listing Date: **01/12/25** 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**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **4,923 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,303**
 Low Sqft:
 Ttl Sqft: **2,303**

DOM

3
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached, Parking Pad**

Utilities and Features

Roof: **Shingle**
 Heating: **See Remarks**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete**
 Flooring: **See Remarks**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **See Remarks**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|---------------|--------------------|--------------------------|---------------|--------------------|
| Kitchen | Main | 1`0" x 1`0" | Living Room | Main | 1`0" x 1`0" |
| 2pc Bathroom | Main | 0`0" x 0`0" | 4pc Bathroom | Second | 0`0" x 0`0" |
| 4pc Ensuite bath | Second | 0`0" x 0`0" | Bedroom - Primary | Second | 1`1" x 1`0" |
| Bedroom | Second | 1`0" x 1`0" | Bedroom | Second | 1`0" x 1`0" |

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R1**
 Legal Desc: **0726427**

Remarks

Pub Rmks: **Located in the heart of Eagle Ridge, this spacious two story home faced a pond and boasts back alley access with a double detached garage and parking. Property is "sold as is, where is"**
Inclusions: **as is, where is**
Property Listed By: **People 1st Realty**

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