



THE
A-TEAM

**RE/MAX
FIRST**

346 GROSBEAK Way, Fort McMurray T9K 0L8

MLS®#: **A2188598**

Area: **Eagle Ridge**

Listing Date: **01/17/25**

List Price: **\$468,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2008**
Lot Information
Lot Sz Ar: **3,893 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,573**
Low Sqft:
Ttl Sqft: **1,573**

DOM

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

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **See Remarks**
Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Floor Furnace,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Entrance**

Construction: **See Remarks**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Open Floorplan,Pantry,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 5`6"
4pc Ensuite bath	Second	8`6" x 5`7"
Foyer	Main	8`8" x 6`2"
Dining Room	Main	9`9" x 10`11"
Laundry	Main	8`10" x 5`2"
Bedroom	Second	11`1" x 10`6"
Bedroom	Second	10`0" x 12`1"

Room	Level	Dimensions
4pc Bathroom	Second	5`0" x 8`6"
4pc Bathroom	Basement	0`0" x 0`0"
Living Room	Main	12`2" x 12`1"
Kitchen	Main	11`4" x 10`11"
Laundry	Basement	8`6" x 6`10"
Family Room	Second	9`0" x 12`2"
Bedroom	Basement	12`5" x 9`3"

Bedroom
Family Room

Basement
Basement

10`4" x 11`7"
16`0" x 13`9"

Bedroom - Primary
Kitchenette
Legal/Tax/Financial

Second
Basement

12`5" x 13`0"
8`5" x 5`1"

Title:
Fee Simple
Legal Desc:

0725263

Zoning:
R1S

Remarks

Pub Rmks:

CALLING ALL SAVVY BUYERS! This beautiful 5 bedroom, 3.5 bathroom home is located in the desirable neighborhood of Eagle Ridge, nestled near shopping, movie theatre, bowling alley, restaurants, schools, bus route, parks and trails, will have you FALL IN LOVE with the neighborhood. Tucked in the back of Eagle Ridge this FANTASTIC 2 storey home features a fully developed WALKOUT Basement and everything you need in a family home! Imagine yourself sitting on your private balcony deck overlooking your fenced yard watching the sunsets, fantastic RIVER VALLEY Views while relaxing with your favorite beverage after a long day of work, or watching your kids play in the backyard! The OPEN CONCEPT floor plan is just the right size for entertaining with a cozy gas fireplace open to the dining and kitchen with a raised eat up breakfast island to congregate around while the chef of the family cooks your favorite meal! There is also a mud room with main floor laundry and a walk in pantry for extra storage. The upper floor features 3 generous sized bedrooms and a BONUS NOOK Great as a flex room for watching your favorite movie, reading your favorite book or a hang out place for the kids! The Primary bedrooms has a HUGE Walk in Closet and 4 pc ensuite bathroom. There is also another 4 PC Bathroom to service the other two bedrooms upstairs. On the main floor you will also find a 2 pc powder room for your guests, and spacious foyer. In addition to direct access to your single car garage! So many things to LOVE about this home. Priced to sell this home is staged and won't last long! Call today for your personal tour!

Inclusions:
Property Listed By:

**FRIDGE, STOVE, DISHWASHER, WASHER/DRYER X 2, ALL WINDOW BLINDS, GARAGE DOOR OPENER, MICROWAVE
RE/MAX FORT MCMURRAY**

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









