



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**174 GROUSE Way, Fort McMurray T9K 0L6**

MLS®#: **A2190316**      Area: **Eagle Ridge**      Listing **01/28/25**      List Price: **\$479,900**  
 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: **1,736**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **4,895 sqft**      Ttl Sqft: **1,736**  
 Lot Shape:

DOM

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

Parking

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

Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Single Garage Attached**  
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"	Laundry	Main	0`0" x 0`0"
Laundry	Basement	0`0" x 0`0"	Bedroom	Second	10`2" x 13`2"
Bedroom	Second	10`2" x 12`11"	Bedroom - Primary	Second	13`10" x 11`9"
4pc Bathroom	Second	0`0" x 0`0"	4pc Ensuite bath	Second	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"
Walk-In Closet	Second	8`10" x 7`5"	Kitchen With Eating Area	Main	23`0" x 18`10"
Living Room	Main	15`1" x 17`3"	Living/Dining Room Combination	Basement	14`7" x 26`6"
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:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**0725263**

Remarks

Pub Rmks:

**Don't miss out on this incredible opportunity to own a truly stunning home! Step inside and prepare to be amazed by the spaciousness and functionality of this modern masterpiece. As you enter, you'll be greeted by a welcoming entryway complete with a convenient front closet. Continue into the living room, where a cozy gas fireplace awaits, perfect for those chilly evenings. The open concept dining and kitchen area is a dream come true for entertaining. With an eat-up island, midnight granite countertops, and beautiful mocha cabinetry, the chef of the home will have everything they need to create culinary masterpieces. A pantry adds even more storage space, ensuring you'll never run out of room for your favorite ingredients. And when the weather is nice, step out onto the big deck, accessible through the patio door, and enjoy the convenience of rear alley parking., with rear attached garage. Convenience continues on the main floor with a laundry room and a powder room for your guests. But that's not all - the second floor is equally impressive. Featuring not one, not two, but three full bathrooms, as well as three bedrooms, this home is designed with your comfort in mind. The primary bedroom is a true retreat, boasting a spacious walk-in closet and an ensuite bathroom. But the surprises don't end there. The basement of this home is fully developed and even has a separate entrance. With a kitchenette, family room, bedroom, and another full bathroom, this space offers endless possibilities. Whether you're looking for a private space for guests or a cozy spot to relax and unwind, the basement has you covered. Situated on a corner lot, this home also offers a fantastic front yard where your kids can play to their heart's content. And with walking trails, schools, parks, Tim Hortons, Landmark Theatre, shopping, and more just a hop, skip, and jump away, you'll have everything you need right at your fingertips. Don't wait - homes like this don't stay on the market for long. Take action now and call today to make this dream home yours before it's gone in the blink of an eye!**

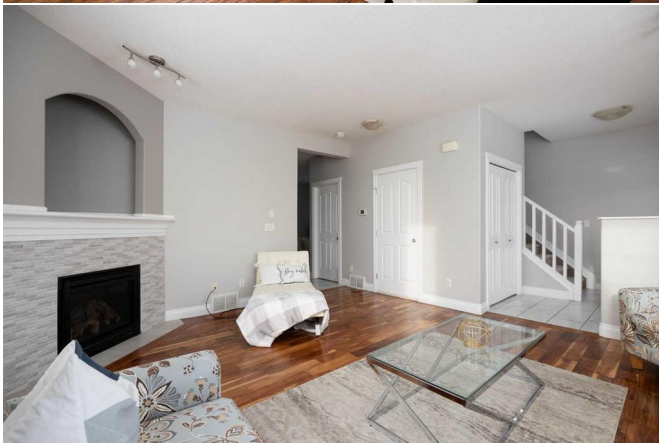
**fridge x 2, dishwasher, washer/dryer x 2, all window coverings, stove x 1, garage door opener**

Inclusions:  
Property Listed By:

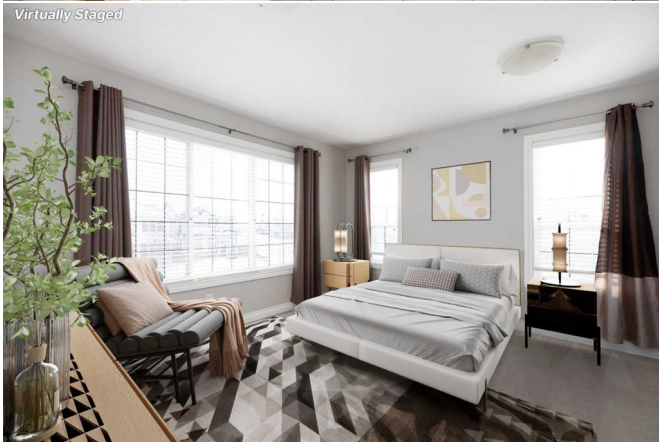
**RE/MAX Connect**

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









Virtually Staged

Virtually Staged





