



THE
A-TEAM

**RE/MAX
FIRST**

108 GREBE Road, Fort McMurray T9K 0P1

MLS® #: **A2211764**

Area: **Eagle Ridge**

Listing Date: **04/16/25**

List Price: **\$530,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2010

Lot Information

Lot Sz Ar:

5,644 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,689

Low Sqft:

Ttl Sqft:

1,689

DOM

3

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

4

Garage Sz:

0

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Greenbelt,Views

Alley Access,Driveway,Gravel Driveway,Off Street,On Street,Parking Pad,Rear Drive,RV Access/Parking,Side By Side

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Baseboard,Electric,Forced Air,Natural Gas

Sewer:

Ext Feat:

Private Yard,Storage

Construction:

Vinyl Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Crown Molding,Double Vanity,Jetted Tub,Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Legal Desc:

0828607

Zoning:

R1

Remarks

Pub Rmks:

Welcome to 108 Grebe Road: Perfectly positioned along the greenbelt in Eagle Ridge, this stunning home is surrounded by beautiful views, scenic walking trails, and is just steps from schools, parks, shopping, and restaurants. Tucked away in a peaceful setting, this property has been meticulously cared for by its original owners and radiates pride of ownership from top to bottom. Curb appeal shines with professional landscaping and a charming, covered front porch that sets the tone for what you'll find inside. A grand entryway with soaring ceilings welcomes you home. At the front of the house, a spacious main floor den overlooks the front yard and offers the perfect spot for a home office or cozy sitting room. The open-concept main living space is filled with natural light and designed for comfort. The living room features a gas fireplace for warmth and ambiance, while the well-equipped kitchen offers ample cabinet space, a large eat-up island, and stainless steel appliances including a new microwave (2022). Just off the kitchen, you'll find a convenient laundry room with new machines (2024) and access to the two-piece powder room. The dining area is perfectly sized for gatherings, with direct sight lines to the heart of the home. Upstairs, the primary retreat is spacious enough for your king bed and includes a walk-in closet and a large ensuite bathroom complete with a jetted soaker tub. Two additional bedrooms and another four-piece bathroom provide plenty of space for the whole family. Downstairs, the two-bedroom legal suite is bright, comfortable, and ideal for extended family or rental income. It features a full kitchen, large living space, two generously sized bedrooms, and a four-piece bathroom. Currently rented for \$1,425/month with a fantastic tenant in place. Additional highlights include updated central A/C (2021), a 50-gallon hot water tank (2022), and an HRV system. With a flexible layout, ample parking, income potential, and peaceful greenbelt views, this home checks all the boxes. Schedule your private tour today and experience the lifestyle 108 Grebe Road has to offer.

Inclusions:

**Fridge x2, Stove x2, washer + dryer x2, microwave x 2, Dishwasher x2
The Agency North Central Alberta**

Property Listed By:

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











