



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**334 GROSBEAK Way, Fort McMurray T9K0L8**

MLS® #: **A2212338**

Area: **Eagle Ridge**

Listing Date: **04/18/25**

List Price: **\$479,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 26-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2008**

Lot Information

Finished Floor Area

Abv Sqft:

**1,741**

Low Sqft:

Lot Sz Ar:

**3,667 sqft**

Ttl Sqft:

**1,741**

Lot Shape:

DOM

**84**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Yard,City Lot,Interior Lot,Rectangular Lot  
Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central,Exhaust Fan,Natural Gas**

Sewer:

Ext Feat: **Lighting,Private Yard**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Ceramic Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**Ceiling Fan(s),Kitchen Island,Laminate Counters,Pantry,Separate Entrance,Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0725263**

Zoning:

**R1S**

Remarks

Pub Rmks:

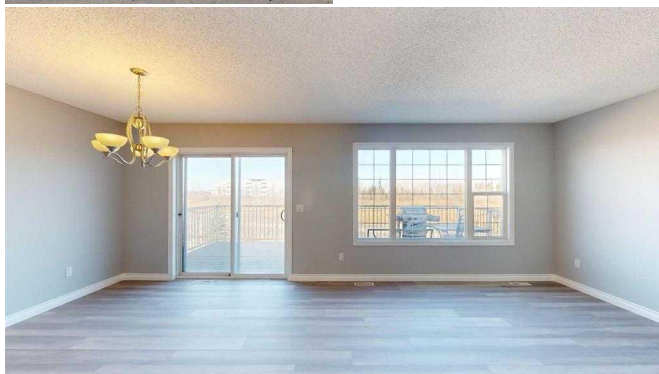
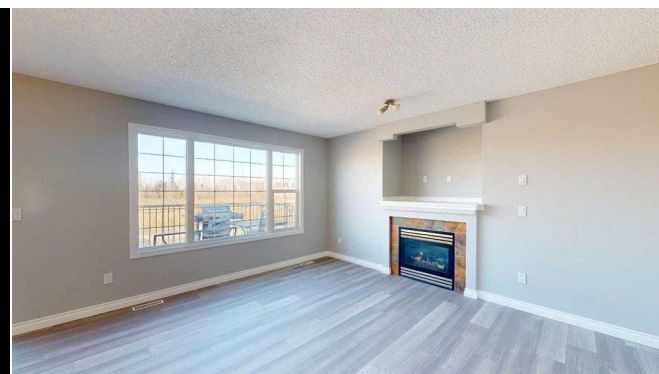
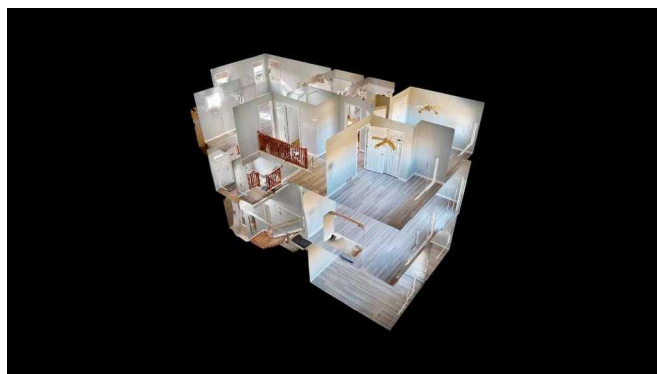
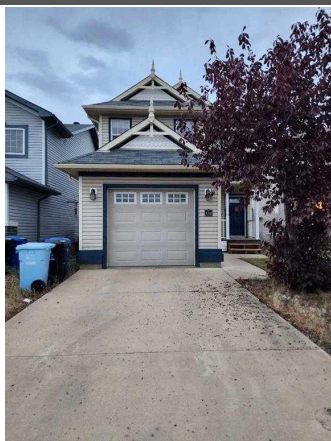
**Welcome to 334 Grosbeak Way—an exceptional custom-built home nestled in the sought-after community of Eagle Ridge. This beautifully updated 1,741 sq ft**

residence offers the perfect blend of comfort, style, and functionality with a fully finished walk-out basement and breathtaking, unobstructed views of the River Valley. Step inside to discover over \$30,000 in recent upgrades, including premium vinyl plank flooring and fresh paint throughout. The main level boasts a spacious living room with a cozy gas fireplace, a bright dining area that opens to a massive deck, and a sleek, modern kitchen featuring stainless steel appliances and a convenient breakfast bar. Upstairs, the serene primary bedroom is your personal retreat with a full ensuite, while two additional bedrooms offer built-in closet organizers for smart storage. The fully developed basement adds incredible value with two bright bedrooms, a full bath, separate laundry, and direct access to a covered patio and private backyard—ideal for multi-generational living or extended guests. Additional highlights include an attached single garage, extended driveway parking, and close proximity to schools, parks, walking trails, shopping, and commuter routes. Whether you're entertaining or enjoying quiet family evenings, this move-in ready home delivers it all. Don't miss your chance to own this Eagle Ridge gem—book your showing today!

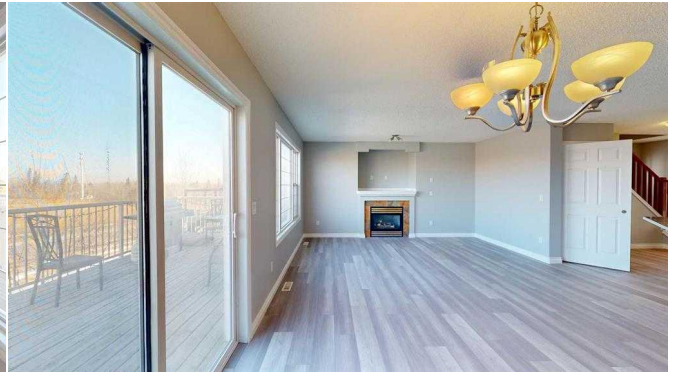
Inclusions:  
Property Listed By:

**Basement: Refrigerator, Microwave, Washer/ Dryer**  
**Century 21 Quantum Realty**

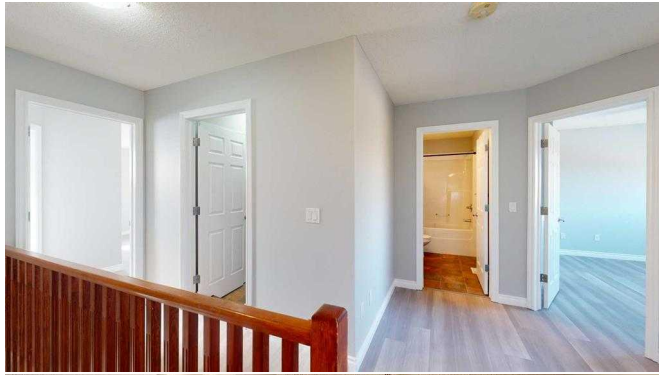
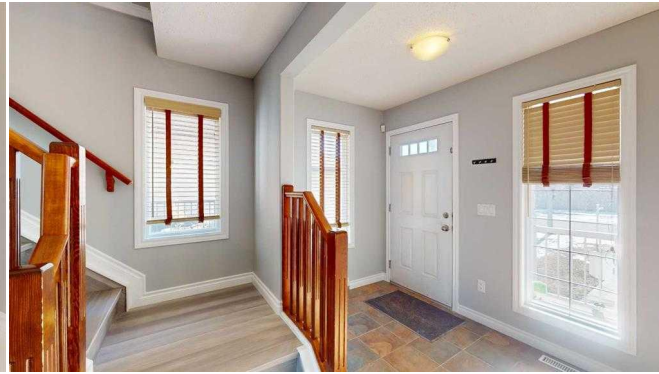
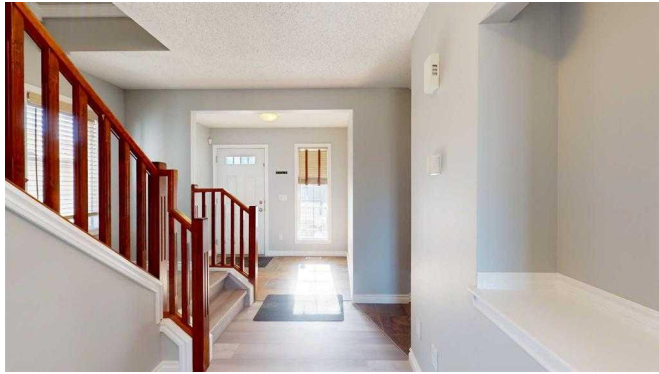
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800

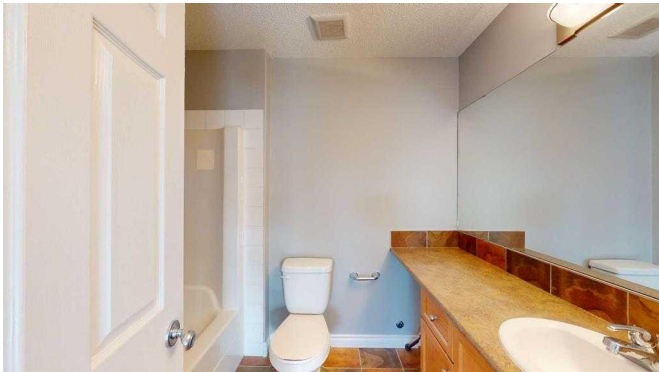
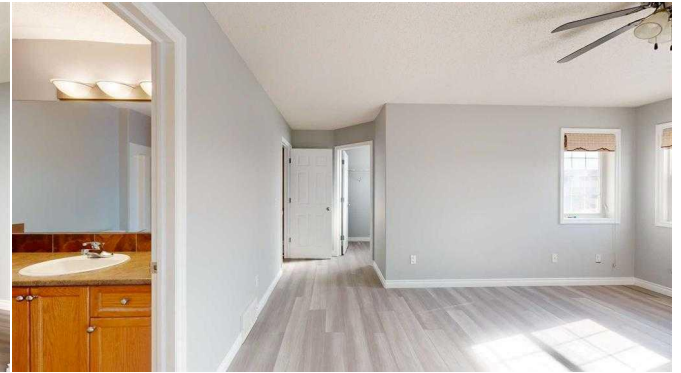
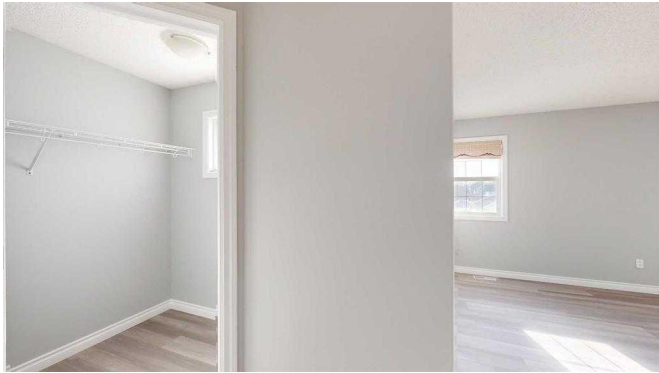




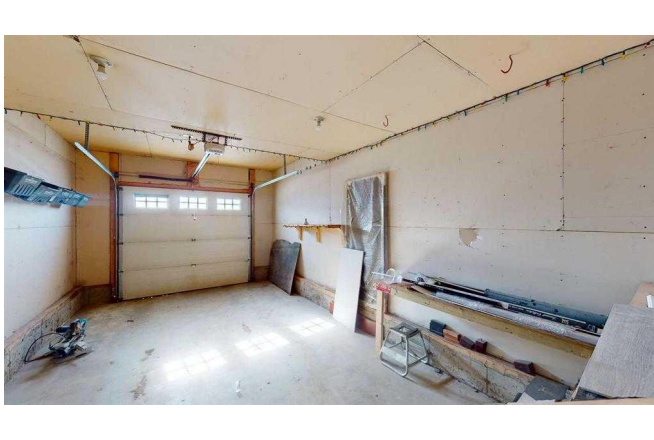
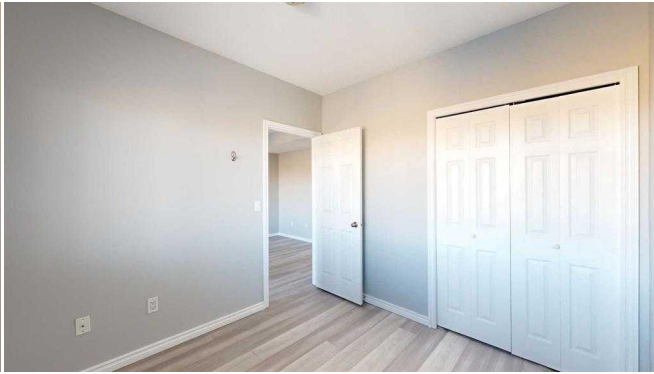












### 334 Grosbeak Way, Fort McMurray, AB

Main Floor Exterior Area 779.99 sq ft  
Interior Area 778.99 sq ft  
Excluded Area 349.47 sq ft



PREPARED: 2023/12/06



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

### 334 Grosbeak Way, Fort McMurray, AB

2nd Floor Exterior Area 951.43 sq ft  
Interior Area 950.77 sq ft



PREPARED: 2023/12/06



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

### 334 Grosbeak Way, Fort McMurray, AB

Basement (Below Grade) Exterior Area 708.38 sq ft  
Interior Area 642.16 sq ft



PREPARED: 2023/12/06



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