



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**144 GROSBEAK Way, Fort McMurray T9K 0L6**

MLS® #: **A2214721**

Area: **Eagle Ridge**

Listing Date: **04/24/25**

List Price: **\$410,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 23-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2009**

Lot Information

Finished Floor Area

Abv Sqft:

**1,570**

Low Sqft:

Ttl Sqft:

**1,570**

Lot Sz Ar:

**3,739 sqft**

Lot Shape:

DOM

**77**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**3**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Cul-De-Sac,Front Yard,Interior Lot,Level  
On Street,Parking Pad,Rear Drive,RV Access/Parking,Unpaved**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

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

Int Feat:

**High Ceilings,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows,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 144 Grosbeak Way; Tucked away in a quiet cul-de-sac in the heart of Eagle Ridge, this 4-bedroom, 3.5 bathroom home offers the perfect blend of space,**

comfort, and location—an excellent option for first-time buyers or those looking to add a rental property to their portfolio. You're just steps from all the essentials—restaurants, Landmark Cinemas, schools, parks, and transit, while enjoying the peace and privacy that come with cul-de-sac living. Step inside to a bright and welcoming living room filled with natural light and anchored by a cozy gas fireplace. The main floor also features a convenient powder room combined with laundry—perfect for guests and daily convenience. The kitchen is both functional and inviting, with a SS appliances, ample rich espresso cabinetry, a walk-in pantry, moveable island, and a dining area that's great for everyday meals or entertaining. Upstairs you'll find three well-sized bedrooms, including a spacious primary with a walk-in closet and private ensuite, plus an additional full 4 piece bathroom. Fresh paint on both the main and upper floors gives the home a fresh bright and airy update and central air conditioning ensures you'll stay cool and comfortable all summer long. Off the kitchen, a separate entrance leads to a fully developed basement complete with a bedroom, 3-piece bathroom that features an oversized shower and secondary access to the bedroom, kitchenette, and laundry hookups. A large family room completes the basement with a second gas fireplace ideal for hosting extended family, creating a private guest suite, or generating rental income. Outside, enjoy summer days on the two-tiered deck under the pergola, with plenty of space to BBQ, relax, and entertain. There's ample parking and the potential to build your dream garage down the road. Whether you're starting your homeownership journey or looking for a property with flexibility and income potential, this home is ready to impress. Come take a look!

Inclusions:

Property Listed By:

N/A

The Agency North Central Alberta

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















