

# \$530,000 - 108 Grebe Road, Fort McMurray

MLS® #A2211764

**\$530,000**

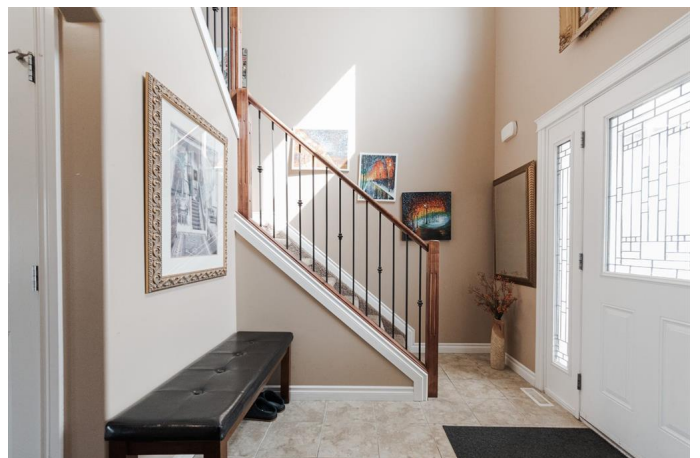
5 Bedroom, 4.00 Bathroom, 1,690 sqft  
Residential on 0.13 Acres

Eagle Ridge, Fort McMurray, Alberta

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.

Built in 2010

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2211764               |
| Price          | \$530,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,690                  |
| Acres          | 0.13                   |
| Year Built     | 2010                   |
| Type           | Residential            |
| Sub-Type       | Detached               |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 108 Grebe Road |
| Subdivision | Eagle Ridge    |
| City        | Fort McMurray  |
| County      | Wood Buffalo   |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T9K 0P1 |

### Amenities

|                |                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                        |
| Parking        | Alley Access, Driveway, Gravel Driveway, Off Street, On Street, Parking Pad, Rear Drive, RV Access/Parking, Side By Side |

### Interior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | 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) |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                                                                             |
| Heating           | Baseboard, Electric, Forced Air, Natural Gas                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                |
| Basement          | Exterior Entry, Full, Suite                                                                                                                                                        |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard, Storage                  |
| Lot Description   | Back Lane, Back Yard, Views, Greenbelt |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding                           |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 15               |
| Zoning         | R1               |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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