# \$410,000 - 144 Grosbeak Way, Fort McMurray

MLS® #A2214721

### \$410,000

4 Bedroom, 4.00 Bathroom, 1,570 sqft Residential on 0.09 Acres

Eagle Ridge, Fort McMurray, Alberta

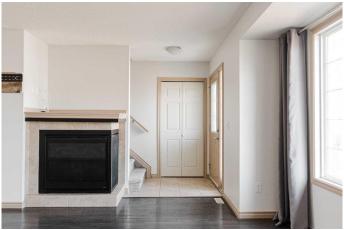
Welcome to 144 Grosbeak Way; Tucked away in a quiet cul-de-sac in the heart of Eagle Ridge, this 4-bedroom, 3.5 bathroom home offers the perfect blend of space, comfort, and locationâ€"an excellent option for first-time buyers or those looking to add a rental property to their portfolio. You're just steps from all the essentialsâ€"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 laundryâ€"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 thatâ€<sup>™</sup>s great for everyday meals or entertaining.

Upstairs youâ€<sup>™</sup>II 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 youâ€<sup>™</sup>II 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!

Built in 2009

### **Essential Information**

MLS® #	A2214721
Price	\$410,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,570
Acres	0.09
Year Built	2009
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## **Community Information**

Address	144 Grosbeak Way
Subdivision	Eagle Ridge

City	Fort McMurray	
County	Wood Buffalo	
Province	Alberta	
Postal Code	T9K 0L6	
Amenities		
Parking Spaces	3	
Parking	On Street, Parking Pad, Rear Drive, RV Access/Parking, Unpaved	
Interior		
Interior Features	High Ceilings, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Pantry	
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Central Air Conditioner	
Heating	Forced Air	
Cooling	Central Air	
Fireplace	Yes	
# of Fireplaces	2	
Fireplaces	Gas	
Has Basement	Yes	
Basement	Exterior Entry, Finished, Full, Suite	
Exterior		
Exterior Features	Other	

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Level, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

# **Additional Information**

Date Listed	April 24th, 2025
Days on Market	54
Zoning	R1S

# **Listing Details**

Listing Office The Agency North Central Alberta

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