

# \$499,000 - 322 Grosbeak Way, Fort McMurray

MLS® #A2160337

**\$499,000**

6 Bedroom, 5.00 Bathroom, 1,920 sqft  
Residential on 0.08 Acres

Eagle Ridge, Fort McMurray, Alberta

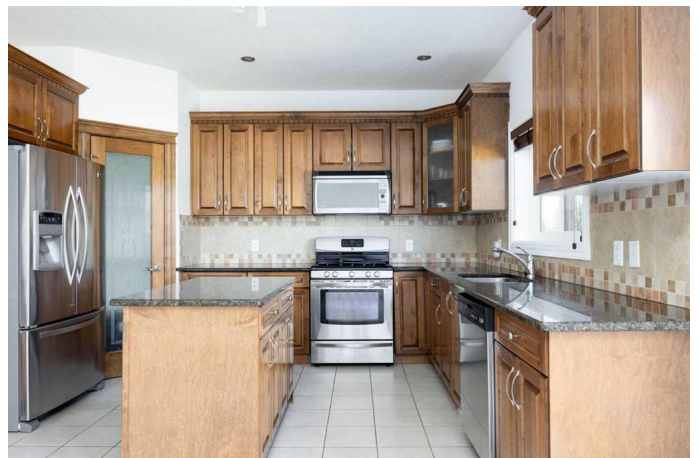
Curb Appeal! Spacious 1924 Sq ft Home with  
2 Master Suites and BACKING onto Green  
Space!

Welcome to 322 Grosbeak Way! This  
Exquisite Custom-built 2-Story home boasts 6  
bedrooms, including 2 luxurious Master Suites,  
and 5 full baths. With a SEPARATE  
ENTRANCE to the 2-bedroom WALKOUT  
BASEMENT with Full Kitchen , This Home  
offers Versatility and Style, Perfect for use as a  
Mortgage Helper. More than \$30,000  
renovations are done , New paint Throughout,  
New Floorings and list goes on.

Enjoy the outdoors in the expansive backyard  
with a huge deck Backing onto green space  
with a View, perfect for entertaining. This  
home also features an Attached garage and  
backs onto Green Space, providing a tranquil  
setting.

Step inside to the main level, where you'll find  
a Spacious Entryway leading to an  
Executive-Style Living room with hardwood  
floors and a tile gas fireplace. The beautifully  
finished kitchen is a chef's dream, Gas stove  
and complete with gleaming granite  
countertops and an eat-up breakfast bar.

The dining area is bright and open, offering a  
perfect space to enjoy family and guests.  
Upstairs, the spacious master bedroom  
features large windows, a walk-in closet with



built-in shelving, and an ensuite bath with granite countertops, a jetted tub, and a stand-up shower.

Another Master Suite with a full attached bath, 2 more bedrooms, and a 3rd full bath complete the upper level. The fully developed basement features a full kitchen, separate laundry, 2 spacious bedrooms, and one full bathroom.

Outside, The Backyard is ideal for outdoor activities. Park your vehicle in the attached garage (27.6X14 Sqft) with side entry access.

Don't miss out on this incredible opportunity! Call now to schedule your private viewing!

Built in 2010

### **Essential Information**

MLS® #	A2160337
Price	\$499,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	1,920
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	322 Grosbeak Way
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0L8

## Amenities

Parking Spaces	3
Parking	Single Garage Attached, Concrete Driveway
# of Garages	1

## Interior

Interior Features	Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, Pantry, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Greenbelt, No Neighbours Behind, Landscaped, Views
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 24th, 2024
Days on Market	223
Zoning	R1S

## Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.