# \$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

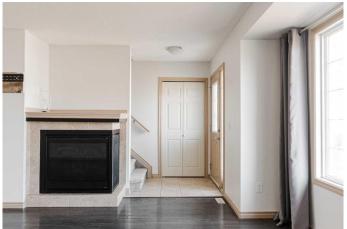
Welcome to 144 Grosbeak Way; Tucked away in a quiet cul-de-sac in the heart of Eagle Ridge, this 4-bedroom, 3.5 bathroom home offers the perfect blend of space, comfort, and locationâ€"an excellent option for first-time buyers or those looking to add a rental property to their portfolio. You're just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

Upstairs you'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 you'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

Type 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 Parking Pad, RV Access/Parking, On Street, Rear Drive, Unpaved

Interior

Interior Features High Ceilings, Open Floorplan, Pantry, Vinyl Windows, Walk-In

Closet(s), Separate Entrance

Appliances Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator,

Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes
# of Fireplaces 2
Fireplaces Gas
Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite

#### **Exterior**

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 65
Zoning R1S

## **Listing Details**

Listing Office The Agency North Central Alberta

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