\$459,900 - 334 Grosbeak Way, Fort McMurray

MLS® #A2249414

\$459,900

5 Bedroom, 4.00 Bathroom, 1,741 sqft Residential on 0.08 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 334 Grosbeak Way â€" A Rare Walk-Out in Eagle Ridge!

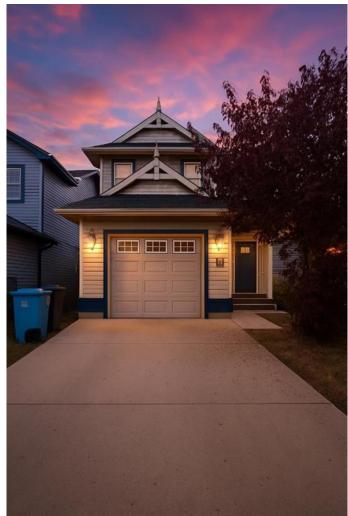
This 1,741 sq ft custom-built home is a true gem, perfectly located in the desirable community of Eagle Ridge and priced to sell! With a fully finished 2-bedroom walk-out basement, this property offers exceptional value, space, and flexibility for today's families.

Step inside to find over \$30,000 in recent upgrades, including premium vinyl plank flooring and fresh paint throughout. The main floor features a bright and spacious layout with a cozy gas fireplace in the living room, an open dining area with access to a massive deck, and a modern kitchen with stainless steel appliances and a breakfast bar.

Upstairs, the serene primary bedroom includes a full ensuite, while two additional bedrooms provide comfort and convenience with built-in closet organizers. The walk-out basement with separate side entrance adds incredible versatility with two bright bedrooms, a full bath, separate laundry, and direct access to the covered patio and backyard—ideal for extended family, guests, or potential rental income.

Additional highlights include an attached single garage, extended driveway parking, and close proximity to schools, trails, parks, shopping,





and commuter routes.

Don't miss this opportunity to own a walk-out home with 2-bedroom basement in Eagle Ridgeâ€"priced to move! Book your showing today!

Built in 2008

Essential Information

MLS® # A2249414 Price \$459,900

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,741 Acres 0.08 Year Built 2008

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 334 Grosbeak Way

Subdivision Eagle Ridge
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K0L8

Amenities

Parking Spaces 2

Parking Single Garage Attached

of Garages 1

Interior

Interior Features Ceiling Fan(s), Pantry, Walk-In Closet(s), Kitchen Island, Laminate

Counters, Separate Entrance

Appliances Dishwasher, Electric Sto

Washer/Dryer, Window Cove

Heating Natural Gas, Central, Exhaus

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes Basement Full

Exterior

Exterior Features Private Yard, Lighting

Lot Description Back Yard, City Lot, Interior Lot, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame, Concrete, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed August 17th, 2025

Days on Market 77

Zoning R1S

Listing Details

Listing Office Century 21 Quantum Realty

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