

# \$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

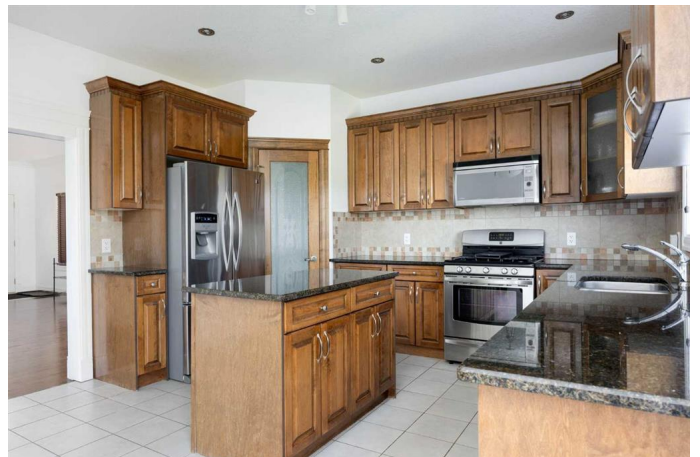
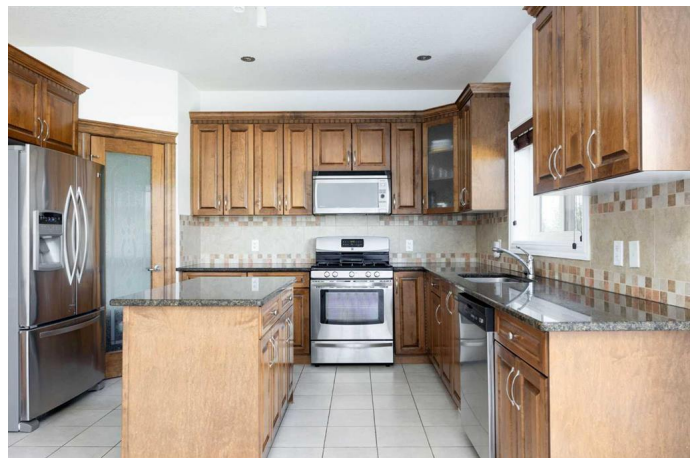
Curb Appeal! Spacious 1924 Sq ft Home with  
2 Master Suites and BACKING onto Green  
Space!

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 | 230               |
| Zoning         | R1S               |

## Listing Details

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

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