

# \$464,888 - 410 Grosbeak Way, Fort McMurray

MLS® #A2200644

## \$464,888

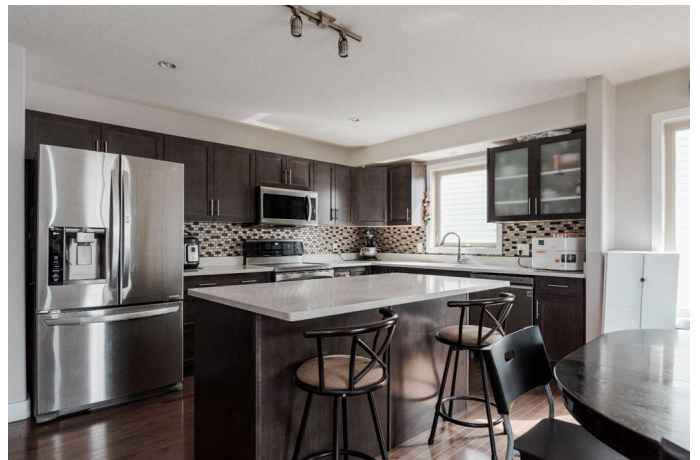
4 Bedroom, 3.00 Bathroom, 1,503 sqft

Residential on 0.09 Acres

Eagle Ridge, Fort McMurray, Alberta

EXCELLENT EAGLE RIDGE 4-LEVEL SPILT HOME IN A QUIET CUL DE SAC WITH OVER 2400 SQ FT OF LIVING SPACE AND 2 FIREPLACES AND ATTACHED HEATED GARAGE AND LARGE FRONT DRIVEWAY.

Don't let the exterior fool you; this home will surprise you with the amount of living space because, judging by the outside, you would never think it has 4 levels that include a total of 2,459 sqft of living space, including a basement with 12-foot ceilings. Enter this 4-level back split with a large foyer that includes a separate mud room and access to the attached heated garage. The staircase leads you to a main floor with hardwood floors, an open concept living area with a large kitchen featuring an upgraded tile floor, QUARTZ countertops, eat-up breakfast bar, large island, pantry, and some upgraded appliances. The Kitchen overlooks your dining room and living room. These spaces continue with hardwood floors, the living room offers a corner gas fireplace with built-in niche. Off the living room, you have sliding glass doors leading to your wrap-around upper deck. The main level continues with your 2nd and 3rd bedroom, and 4 pc full bathroom completed with quartz countertops and tile floors. The top level of the home has been dedicated to the Primary bedroom, which includes an oversized bedroom with CORNER GAS FIREPLACE, a walk-in closet with built-in shelving, and full ensuite that includes a double walk-in shower, quartz countertops and tile floors. The lower



level of this home is one like no other with huge 12-foot ceilings, large above-ground windows, massive family room and games area, 4th bedroom and a full bathroom. This lower level is also equipped with a laundry room and large storage space. On the exterior of the home, you have a fully fenced and landscaped yard, large front driveway, and a firepit area all perfectly located in a nice family cul-de-sac within walking distance of schools, parks, trails and Eagle Ridge Commons. This is an impressive home with many features that the original owners have appreciated and enjoyed! Call today and schedule your private viewing.

Built in 2009

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2200644      |
| Price          | \$464,888     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,503         |
| Acres          | 0.09          |
| Year Built     | 2009          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 410 Grosbeak Way |
| Subdivision | Eagle Ridge      |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9K 0L8          |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 3  |
| Parking        | Heated Garage, Insulated, Single Garage Attached |
| # of Garages   | 1  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Oven, Gas Range, Microwave, Refrigerator, See Remarks, Washer/Dryer  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Mantle  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 110              |
| Zoning         | R1S              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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