

334 Grosbeak Way
Fort McMurray, Alberta

MLS # A2212338



\$479,900

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|------------------|--|---------------|-------------------|
| Division: | Eagle Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,741 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, City Lot, Interior Lot, Rectangular Lot | | |

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|--------------------|---|-------------------|-----|
| Heating: | Central, Exhaust Fan, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R1S |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, Separate Entrance, Sump Pump(s), Walk-In Closet(s) | | |

Inclusions: Basement: Refrigerator, Microwave, Washer/ Dryer

Welcome to 334 Grosbeak Way—an exceptional custom-built home nestled in the sought-after community of Eagle Ridge. This beautifully updated 1,741 sq ft residence offers the perfect blend of comfort, style, and functionality with a fully finished walk-out basement and breathtaking, unobstructed views of the River Valley. Step inside to discover over \$30,000 in recent upgrades, including premium vinyl plank flooring and fresh paint throughout. The main level boasts a spacious living room with a cozy gas fireplace, a bright dining area that opens to a massive deck, and a sleek, modern kitchen featuring stainless steel appliances and a convenient breakfast bar. Upstairs, the serene primary bedroom is your personal retreat with a full ensuite, while two additional bedrooms offer built-in closet organizers for smart storage. The fully developed basement adds incredible value with two bright bedrooms, a full bath, separate laundry, and direct access to a covered patio and private backyard—ideal for multi-generational living or extended guests. Additional highlights include an attached single garage, extended driveway parking, and close proximity to schools, parks, walking trails, shopping, and commuter routes. Whether you're entertaining or enjoying quiet family evenings, this move-in ready home delivers it all. Don't miss your chance to own this Eagle Ridge gem—book your showing today!