

334 Grosbeak Way
Fort McMurray, Alberta

MLS # A2212338



\$489,900

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		

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!