



**GRASSROOTS**  
REALTY GROUP

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**334 Grosbeak Way**  
**Fort McMurray, Alberta**

**MLS # A2249414**



**\$459,900**

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

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

**Inclusions:** Electric Stove, Refrigerator X 2, Dishwasher, Washer/Dryer X 2, Window Coverings, Garage Door Opener, Central Air Conditioner

Welcome to 334 Grosbeak Way &ndash; 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&mdash;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 Ridge&mdash;priced to move! Book your showing today!