



GRASSROOTS
REALTY GROUP

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354 Grosbeak Way
Fort McMurray, Alberta

MLS # A2265213



\$389,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,058 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full, Separate/Exterior Entry
Exterior:	Concrete, Vinyl Siding
Foundation:	Poured Concrete
Features:	Separate Entrance, Sump Pump(s), Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1S
Utilities:	-

Inclusions: SOLD AS IS WHERE IS

Welcome to 354 Grosbeak Way! Located in the heart of Eagle Ridge, this home is just a short walk to Stoney Creek Village and Eagle Ridge Commons — offering convenience and community right at your doorstep. Step inside to a bright and open main floor featuring vaulted ceilings, a cozy gas fireplace, and an open-concept layout connecting the kitchen, dining, and living areas. The main level also offers a 4PC bathroom, convenient main floor laundry, and a primary bedroom complete with its own 4PC ensuite and patio doors leading to the back deck and fully fenced yard. Two additional bedrooms complete this level. The fully developed walk-out basement offers excellent versatility with a separate side entrance, two more bedrooms, a 4PC bathroom, a large family room, and a wet bar. Outside, enjoy a single attached garage, a two-car driveway, and a fully fenced backyard. SOLD AS IS WHERE IS.