



**209 Grouse Way  
Fort McMurray, Alberta**

**MLS # A2289834**



**\$479,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Eagle Ridge  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,552 sq.ft.   | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Single Garage Detached   |               |                   |
| <b>Lot Size:</b> | 0.08 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Laminate, Vinyl   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Mixed   | <b>Zoning:</b>    | R1S |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Laminate Counters, See Remarks, Separate Entrance, Storage, Walk-In Closet(s) |                   |     |

**Inclusions:** Gas stove, fridge, dishwasher, microwave, washer/dryer, Central A/C, Garage door opener & remote

Welcome to 209 Grouse Way, a beautiful two-storey home perfectly located in the heart of Eagle Ridge, backing directly onto a park and just steps from schools, shopping, restaurants, and all amenities. This well-maintained home has been freshly painted from top to bottom, giving the entire space a bright, clean, move-in-ready feel from the moment you walk through the door. The open concept main floor showcases beautifully maintained hardwood flooring, creating a warm, bright, and inviting atmosphere throughout. The functional layout allows the living, dining, and kitchen areas to flow seamlessly together, making it an ideal space for both everyday living and entertaining family and friends. Upstairs, the second level features 3 bedrooms and 2 full bathrooms, along with updated vinyl plank flooring and a versatile bonus flex space that can easily function as a home office, kids’s playroom, reading nook, or cozy family lounge. The home also offers a separate entry to the basement, which includes a full bathroom and a den space that could easily be used as a 4th bedroom. The other half of the basement is currently set up to support a home-based esthetician business, with the business available for purchase separately for buyers interested in stepping into an established opportunity or utilizing the space for their own needs. Step outside to a low-maintenance yard featuring a stone patio and screened-in sunroom, perfect for relaxing with your morning coffee or entertaining guests while enjoying the peaceful park setting behind the home. A detached garage adds convenient parking and additional storage. Backing directly onto green space in one of Fort McMurray’s most desirable neighbourhoods, this home offers the perfect combination of location, comfort, and opportunity.