



180 Grosbeak Way
Fort McMurray, Alberta

MLS # A2292071



\$470,000

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,754 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, View		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Garage heater, House key x1, Mail Key x1, Garage Remote x2.

Welcome to 180 Grosbeak Way, a spacious two storey home offering 1,753 sq/ft of living space in the heart of Eagle Ridge. Located directly across from a soccer field and just steps from schools, shopping, restaurants, and bus stops, this home places everyday convenience and family friendly living right outside your front door. The home welcomes you with a covered front step, manicured lawn, and excellent curb appeal. Inside, the main level features durable luxury vinyl plank flooring and a tiled entryway that leads into a bright living room centred around a cozy gas fireplace. Updated LED lighting throughout the home adds a clean, modern touch, including a striking black and gold chandelier that highlights the staircase. The kitchen offers warm wood cabinetry, stainless steel appliances, laminate countertops, a pantry for added storage, and a functional island for meal preparation. The dining area is accented with stylish wallpaper, creating a charming space for everyday meals and gatherings. A refreshed two piece bathroom on the main floor features a new vanity and updated flooring, and just off the living room is a bonus space that would be perfect for an office, play area, or formal dining area. Upstairs you will find three comfortable bedrooms and two full bathrooms, all finished with luxury vinyl plank flooring throughout. The spacious primary bedroom easily accommodates a king sized bed and features a large walk in closet and a four piece ensuite. A small bonus room on this level provides a versatile space that works perfectly as a reading nook, games area, or workout space. The basement offers excellent flexibility with a separate entry, two additional bedrooms, a three piece bathroom, and a wet bar area in the living space. Secondary laundry is located on the lower level, and baseboard heating provides extra warmth during colder

months. This level is ideal for guests, older children, or multi generational living. Outside, the fenced yard leads to a detached 20 x 20 heated garage and a patio stone area perfect for outdoor seating and entertaining while lending itself to low maintenance living. Additional features include a high efficiency furnace and a convenient location close to trails, parks, and everyday amenities. 180 Grosbeak Way offers space, comfort, and unbeatable convenience in the vibrant Eagle Ridge community. Schedule your private showing today.