



109 Grouse Way
Fort McMurray, Alberta

MLS # A2299289



\$590,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Eagle Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,135 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Open Floorplan, Quartz Counters, See Remarks | | |

Inclusions: Refrigerator, stove, dishwasher, washer, dryer, microwave, Central Air, Bose Surround sounds, garage shelving, deep freeze.

Welcome to this beautifully appointed 2,135 sq. ft. two-storey home, ideally located in the highly sought-after community of Eagle Ridge. Perfectly positioned across from a serene pond and just steps from the scenic Birchwood Trails, this property offers the perfect blend of nature and convenience. The main floor impresses with soaring 10-foot ceilings, an abundance of large windows that flood the space with natural light, and a thoughtfully designed layout. A dedicated office provides the perfect work-from-home setup, while the convenient half bath features a quartz countertop for a modern touch. Main floor laundry adds everyday ease. Rich hardwood flooring flows through the main living areas, complementing the inviting living room complete with a gas fireplace, elegant tile surround, and wood mantle. Comfort meets entertainment with built-in Bose surround sound and cozy carpeting in the living space. The kitchen is both stylish and functional, showcasing newly installed quartz countertops, a convenient eat-up breakfast bar, and stainless steel appliances, including a brand-new microwave—perfect for both everyday living and entertaining. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary retreat featuring a walk-in closet with built-in shelving, a luxurious jetted tub, and a separate stand-up shower. The additional bedrooms are well-appointed and share a bright 4-piece bathroom with dual sinks, ideal for families. The fully developed basement expands your living space with an oversized fourth bedroom, a large recreation area finished with new laminate flooring, and an additional 4-piece bathroom—perfect for guests or growing families. Completing this exceptional home is an attached double heated garage, along with back lane access to a three-car driveway and an additional parking stall suitable for a

trailer—offering ample parking and storage options. This is a rare opportunity to own a spacious, well-maintained home in a prime location close to nature, amenities, and everything the community has to offer.