



**141 Grouse Way**  
**Fort McMurray, Alberta**

**MLS # A2301415**



**\$730,000**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,698 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Rear, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** All TV mounts, Basement fridge, Security equipment hardware excluding 1 indoor camera, Gym equipment is negotiable, Central A/C as is.

Welcome to 141 Grouse Way: Offering over 4,000 SqFt of total, well-designed multi-generational living space, this 6 bedroom, 5 full bathroom home delivers functionality, space, and fresh modern updates throughout. With incredible pond views and a striking black and grey stucco exterior, this home is truly one of a kind. Step inside to a brightly freshly painted (2026) and spacious main floor with soaring ceilings and oversized windows that beautifully frame the views. The main level features a front family room that flows seamlessly into the formal dining area, creating an inviting space for both everyday living and entertaining. A dedicated main floor office, complete with a gas fireplace, provides flexibility for working from home or serving as additional family space. The kitchen has been thoughtfully updated with freshly painted cabinetry and new matte black hardware (2026), a white tile backsplash (2023), sleek black granite countertops, a garbage disposal, and stainless steel appliances that have been updated over the years. A built-in desk nook offers extra counter space and storage, perfect for a coffee bar or kids' homework station. The kitchen opens into a third main floor living area, complete with a gas fireplace and access to the fully fenced backyard with a freshly painted deck to match the front stairs and a shed for storage. The main floor is complete with a dedicated laundry room and a 4pc bathroom with a newly white tiled tub surround. Upstairs, you'll find 4 bedrooms, including a spacious primary retreat with a walk-in closet and a luxurious ensuite. All bathrooms throughout the home feature jetted tubs, freshly painted cabinetry, updated hardware, and black granite countertops, creating a clean and cohesive feel. The basement is thoughtfully designed with 9-foot ceilings and can be divided into two functional spaces. One side offers a recreation area accessible

from the main home, ideal for additional living space or a media room. The other side is set up as an in-law (illegal) suite, complete with new vinyl plank flooring (2023), a kitchenette, two bedrooms, a full bathroom, and a separate entrance, along with additional access from the garage - offering excellent flexibility for extended family living. Additional features include a central vacuum with attachments, two furnaces (separate for the basement and upper levels), an attached double garage currently set up as a gym and a double car driveway. The garage offers both in-home and backyard access, along with a gas heater, making it a versatile space for storage, hobbies, or can easily be converted back to a traditional parking setup. With a spacious layout, fresh updates, and incredible versatility, this home offers exceptional value in a sought after neighbourhood. Schedule your private tour today!