



## 174 Grouse Way Fort McMurray Alberta

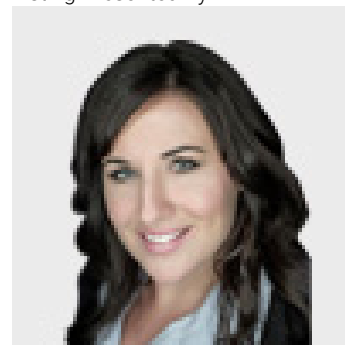
\$488,800

WOW! This GORGEOUS 2 storey 4 bedroom, 4.5 bath home is the PERFECT masterpiece! You will feel welcomed from the moment you enter this SPACIOUS and functional home! The entry way has a front closet and flows into the living room which boasts a gas fireplace. The OPEN CONCEPT dining and kitchen with eat up ISLAND is the PERFECT space to congregate while the chef of the home prepares your favorite meals. You will LOVE the midnight granite countertops, mocha cabinetry and pantry! The Patio door leads to a big deck with access to the rear alley parking and back attached front yard. There is the convenience of main floor laundry and a power room for your guests. The 2nd floor features 3 FULL BATHROOMS! and 3 Bedrooms, the Primary bedroom has a BIG WALK IN CLOSET and ensuite! The basement has a SEPARATE ENTRANCE to a fully developed basement that has kitchenette, family room, bedroom and another full bathroom. Surrounded by tile, hardwood and carpet upstairs, and laminate in the basement, this home sits on a CORNER LOT with a FANTASTIC front yard where your kids can play. A hop skip and jump to walking trails, schools, parks, Tim Hortons, Landmark Theatre, shopping and so much more! ACT NOW before this home is gone like the wind! CALL TODAY! (id:6769)

Bedroom 3.10 M x 4.01 M  
Bedroom 3.10 M x 3.94 M  
Primary Bedroom 4.22 M x 3.58 M  
4pc Bathroom .00 M x .00 M  
4pc Bathroom .00 M x .00 M  
4pc Bathroom .00 M x .00 M  
Other 2.69 M x 2.26 M  
Laundry room .00 M x .00 M  
4pc Bathroom .00 M x .00 M

Living room/Dining room 4.44 M x 8.08 M  
Bedroom 3.07 M x 3.94 M  
Furnace 2.39 M x 3.15 M  
2pc Bathroom .00 M x .00 M  
Laundry room .00 M x .00 M  
Other 7.01 M x 5.74 M  
Living room 4.60 M x 5.26 M  
Foyer 2.69 M x 2.23 M

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

<http://www.fortmcmurrayhome.com/>

**RE/MAX**

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