



182 Grouse Way Fort McMurray Alberta

\$474,900

Welcome to 182 Grouse Way: This delightful two-story home seamlessly blends space and affordability, featuring a one-bedroom illegal suite in the basement, an office/flex area on the second floor, and a spacious open-plan main floor. Located on a serene street in the sought-after Eagle Ridge community, it's conveniently close to schools, parks, shopping, restaurants, and entertainment. The property offers plenty of on-street parking and an oversized, heated double detached garage with a 9-foot overhead door and 11-foot ceilings, ensuring your vehicles stay warm and accessible year-round. Enhanced curb appeal with updated finishes and a charming covered front porch creates an inviting atmosphere, perfect for enjoying your morning coffee. Step inside to find a cozy living room with a natural gas fireplace and a stylish wood-feature wall. The living room flows effortlessly into a spacious dining area and a kitchen designed for entertaining. The kitchen features a large island, butcher block countertops, stainless steel appliances (2022), a subway tile backsplash, and two-tone cabinets providing ample storage. The main floor also includes a convenient 2-piece bathroom, main floor laundry, and a generous back entry leading to a fully fenced, low-maintenance backyard with a large deck—ideal for enjoying summer days. On the second level, a versatile flex space at the top of the stairs offers options for a play area, home gym, additional living room, or office. This area separates the primary bedroom from the two additional bedrooms at the end of the hall. The spacious primary bedroom includes a 4-piece ensuite bathroom and a large walk-in closet. The other two bedrooms, which face the front of the home, share a second 4-piece bathroom. Throughout the home, you'll find tasteful updates including new light fixtures, doors, modern bathroom vanities, and updated tile floors ...

4pc Bathroom 7.92 Ft x 4.83 Ft

4pc Bathroom 5.33 Ft x 7.67 Ft

Bedroom 10.25 Ft x 11.17 Ft

Bedroom 9.42 Ft x 11.75 Ft

Office 12.92 Ft x 8.58 Ft

Primary Bedroom 14.17 Ft x 11.33 Ft

Kitchen 11.33 Ft x 13.25 Ft

Laundry room 6.92 Ft x 5.08 Ft

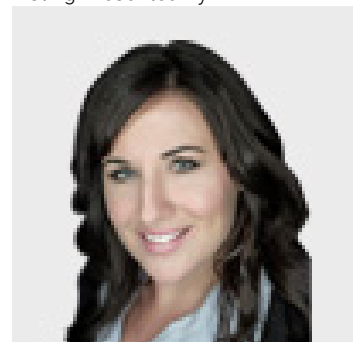
Recreational, Games room 10.42 Ft x 12.08 Ft

Furnace 6.92 Ft x 6.92 Ft

2pc Bathroom 7.67 Ft x 5.08 Ft

Dining room 11.67 Ft x 12.25 Ft

Listing Presented By:



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The Agency North Central Alberta



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4pc Bathroom 6.92 Ft x 6.42 Ft

Bedroom 8.00 Ft x 11.50 Ft

Kitchen 19.67 Ft x 15.00 Ft

Living room 13.67 Ft x 14.42 Ft