



# 196 Grosbeak Way Fort McMurray Alberta

\$439,900

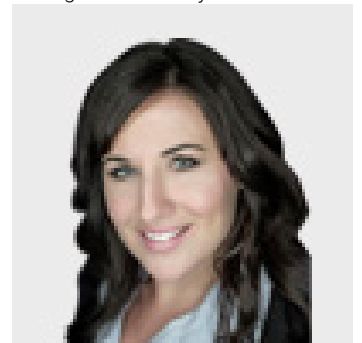
Bask in the comfort and elegance of 196 Grosbeak Way, a delightful residence located in the sought-after neighborhood of Eagle Ridge in Fort McMurray. This home features a brilliant layout with a cozy, sunlit living room; relax while enjoying views of the peaceful street and park across outside. The adjacent dining area, highlighted by its hardwood flooring and stylish setting, creates a perfect environment for intimate dinners or lively family gatherings. The modern kitchen boasts rich wooden cabinetry, sophisticated black countertops, and stainless steel appliances, making meal preparation a true pleasure. The space is efficiently designed with a functional flow that connects to a quaint dining nook, ideal for casual meals or morning coffee, illuminated by sunlight streaming through glass doors leading to the deck. Outdoors, the expansive deck offers a private retreat for barbecues and outdoor dining, overlooking a well-maintained backyard. It's a fantastic spot for entertaining guests or simply enjoying the beautiful Alberta sky. The property continues to impress with a heated double detached garage, providing ample space for vehicles and storage. This garage is a standout feature for those colder months, adding a layer of convenience and comfort to your daily routine. The house features three well-sized bedrooms on the upper floor, including a luxurious primary suite complete with a walk-through closet leading to an ensuite bathroom, ensuring a private and peaceful retreat. Not to be overlooked is the fully equipped in-law suite located in the basement. Although not a legal suite, it offers a wonderful arrangement with a bedroom, bathroom, living space, and kitchenette that includes ample cabinet space and sleek appliances. This space is perfect for extended family or guests, providing comfort and privacy. Added conveniences included, Central AC, Central Vac, R...

- 4pc Bathroom 5.67 Ft x 8.83 Ft
- Bedroom 14.08 Ft x 8.83 Ft
- Family room 12.83 Ft x 13.33 Ft
- Kitchen 7.17 Ft x 13.33 Ft
- Laundry room 7.17 Ft x 5.50 Ft
- 2pc Bathroom 5.00 Ft x 5.50 Ft

- Kitchen 10.00 Ft x 9.25 Ft
- Living room 17.08 Ft x 15.83 Ft
- 3pc Bathroom 8.83 Ft x 5.08 Ft
- 4pc Bathroom 7.33 Ft x 5.00 Ft
- Bedroom 11.58 Ft x 13.75 Ft
- Bedroom 9.67 Ft x 11.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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EXP REALTY



**RE/MAX Fort McMurray**

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Breakfast 11.58 Ft x 11.25 Ft  
Dining room 15.67 Ft x 8.92 Ft  
Foyer 5.17 Ft x 9.83 Ft

Primary Bedroom 21.17 Ft x 11.92 Ft  
Other 9.00 Ft x 5.00 Ft