



# 346 Grosbeak Way Fort McMurray Alberta

\$468,000

CALLING ALL SAVVY BUYERS! This beautiful 5 bedroom, 3.5 bathroom home is located in the desirable neighborhood of Eagle Ridge, nestled near shopping, movie theatre, bowling alley, restaurants, schools, bus route, parks and trails, will have you FALL IN LOVE with the neighborhood. Tucked in the back of Eagle Ridge this FANTASTIC 2 storey home features a fully developed WALKOUT Basement and everything you need in a family home! Imagine yourself sitting on your private balcony deck overlooking your fenced yard watching the sunsets, fantastic RIVER VALLEY Views while relaxing with your favorite beverage after a long day of work, or watching your kids play in the backyard! The OPEN CONCEPT floor plan is just the right size for entertaining with a cozy gas fireplace open to the dining and kitchen with a raised eat up breakfast island to congregate around while the chef of the family cooks your favorite meal! There is also a mud room with main floor laundry and a walk in pantry for extra storage. The upper floor features 3 generous sized bedrooms and a BONUS NOOK Great as a flex room for watching your favorite movie, reading your favorite book or a hang out place for the kids! The Primary bedrooms has a HUGE Walk in Closet and 4 pc ensuite bathroom. There is also another 4 PC Bathroom to service the other two bedrooms upstairs. On the main floor you will also find a 2 pc powder room for your guests, and spacious foyer. In addition to direct access to your single car garage! So many things to LOVE about this home. Priced to sell this home is staged and won't last long! Call today for your personal tour! (id:6769)

4pc Bathroom 5.00 Ft x 8.50 Ft

4pc Bathroom 8.50 Ft x 5.58 Ft

Bedroom 11.08 Ft x 10.50 Ft

Family room 9.00 Ft x 12.17 Ft

Bedroom 10.00 Ft x 12.08 Ft

Primary Bedroom 12.42 Ft x 13.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Laundry room 8.50 Ft x 6.83 Ft

Bedroom 10.33 Ft x 11.58 Ft

Family room 16.00 Ft x 13.75 Ft

Other 8.42 Ft x 5.08 Ft

2pc Bathroom 5.17 Ft x 5.50 Ft

Foyer 8.67 Ft x 6.17 Ft

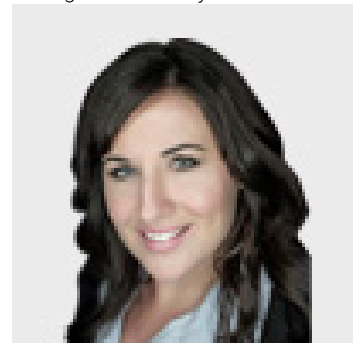
Living room 12.17 Ft x 12.08 Ft

Dining room 9.75 Ft x 10.92 Ft

Kitchen 11.33 Ft x 10.92 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

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



**RE/MAX Fort McMurray**

9919 Biggs Avenue , Fort McMurray, AB,

Phone: 780-880-7173  
jadenek@remax.net

Bedroom 12.42 Ft x 9.25 Ft

Laundry room 8.83 Ft x 5.17 Ft