



## 418 Grosbeak Way Fort McMurray Alberta

\$649,900

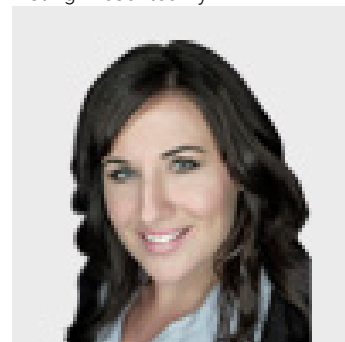
Welcome to 418 Grosbeak Way ! Experience the pinnacle of suburban living in this expansive 3,000+ sq ft modified bi-level residence nestled in the serene cul-de-sac This home is situated on a substantial 9,352 sq ft pie shaped lot, featuring a fenced and gated backyard with back lane access--perfect for RV and toy storage. Step inside to discover vaulted ceilings and abundant natural light streaming through large windows, accented by elegant crown mouldings and maple railings with spindles. The chef's dream kitchen is equipped with granite countertops, stainless steel appliances, a gas stove, and a spacious center island, making it a culinary delight. Adjacent to the kitchen, the dining area provides access to a large deck, ideal for entertaining and relaxation. The cozy living area features a gas fireplace, adding warmth and charm. Flooring throughout the home includes hardwood, tile, and laminate, with no carpet to be found, ensuring ease of maintenance. The primary bedroom, located above the garage, includes a 4-piece ensuite with Jacuchie and standing shower and a walk-in closet, offering a private retreat. Additional amenities include an upper-level laundry room and a fully finished basement with a separate entrance. The basement boasts high ceilings, large windows, four sizeable bedrooms, a full bathroom, a kitchenette, and a separate laundry area--perfect for extended family or potential rental income. For comfort throughout the seasons, the home is equipped with central air conditioning and an additional cozy gas fireplace. The heated double car garage and extra parking spaces with back alley access add convenience. Located in the sought-after Eagleridge neighborhood, this home is close to schools, parks, walking trails, shopping, and a movie theatre, ensuring that all amenities are just a short distance away. Don't miss the opportunity to own this exquisite home....

4pc Bathroom 10.58 Ft x 11.42 Ft  
 Primary Bedroom 13.83 Ft x 15.83 Ft  
 4pc Bathroom 5.25 Ft x 7.67 Ft  
 Bedroom 10.75 Ft x 9.83 Ft  
 Bedroom 12.25 Ft x 11.33 Ft  
 Bedroom 14.08 Ft x 9.92 Ft

Storage 5.25 Ft x 8.17 Ft  
 Furnace 8.00 Ft x 7.75 Ft  
 4pc Bathroom 7.92 Ft x 5.00 Ft  
 Bedroom 14.75 Ft x 11.42 Ft  
 Bedroom 14.17 Ft x 10.42 Ft  
 Dining room 19.17 Ft x 16.08 Ft

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

Listing Presented By:



Originally Listed by:  
 EXP REALTY

**RE/MAX**

**RE/MAX Fort McMurray**

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Bedroom 12.25 Ft x 9.92 Ft

Dining room 13.75 Ft x 13.75 Ft

Kitchen 8.25 Ft x 13.42 Ft

Foyer 7.33 Ft x 10.92 Ft

Kitchen 10.67 Ft x 16.08 Ft

Living room 17.25 Ft x 22.25 Ft