

**346 Grosbeak Way
Fort McMurray, Alberta**

MLS # A2164782



\$469,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,573 sq.ft.	Age:	2008 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cleared, Front Yard, Low Maintenance Landscape, Gentle Sloping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Refrigerator, over-range microwave, dishwasher, stove, 2x washers, 2x dryers, microwave, all window coverings, garage opener, central air conditioner.

INCREDIBLE VIEWS OF RIVER VALLEY, A WALK-OUT BASEMENT, AND ATTACHED GARAGE! This exquisite luxury home radiates pride of ownership, meticulously maintained by the ORIGINAL OWNERS. If being situated in a prime location is a priority, then this home is the perfect fit for you. Nestled in the heart of Eagle Ridge, you'll be within walking distance of a variety of conveniences, including shopping, restaurants, amenities, trails, transit, parks, and elementary schools. One of the most appealing aspects of this location is the breathtaking panoramic views of the River valley and Athabasca River that can be enjoyed from every level of the home. As you step into the foyer, you'll be led to an oversized living room, large windows, and a garden door that opens to your upper deck. This inviting space also features a lovely-tiled gas fireplace, making it the perfect spot to entertain family and friends for years to come. With high ceilings throughout the main level, the living area feels airy and bright. The kitchen offers ample storage with tons of cabinets, stainless steel appliances, an eat-up breakfast bar, and a huge corner pantry. You'll also find a guest bathroom and laundry room conveniently located on the main floor. Upstairs, there are three bedrooms and a bonus room that can be used as a home office area or playroom for kids. The master bedroom includes a walk-in closet and a full ensuite bathroom. The fully finished walk-out basement with a SEPARATE ENTERANCE that can be a MORTGAGE HELPER. The basement comes equipped with a kitchenette, a living room, two bedrooms, a full bathroom, and separate laundry facilities. This basement is super bright as it is a walk-out basement and features its own private patio. This home offers a great-sized yard and an attached garage with direct access to the home. *Using virtual reality visuals featuring

furniture (unattached goods) to showcase potential home interior designs.* Call for your private tour today!