

# \$408,000 - 144 Grosbeak Way, Fort McMurray

---

MLS® #A2214721

**\$408,000**

4 Bedroom, 4.00 Bathroom, 1,570 sqft

Residential on 0.09 Acres

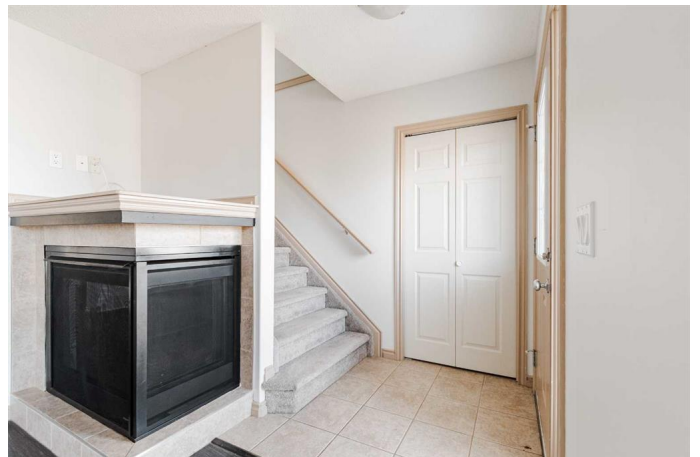
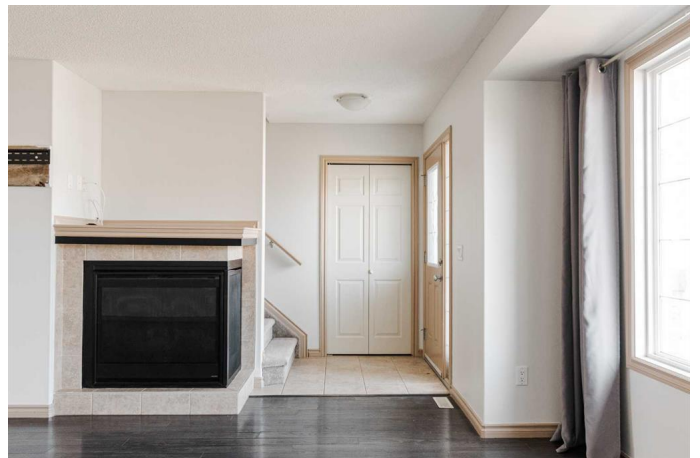
Eagle Ridge, Fort McMurray, Alberta

Welcome to 144 Grosbeak Way; Tucked away in a quiet cul-de-sac in the heart of Eagle Ridge, this 4-bedroom, 3.5 bathroom home offers the perfect blend of space, comfort, and location—an excellent option for first-time buyers or those looking to add a rental property to their portfolio. You're just steps from all the essentials—restaurants, Landmark Cinemas, schools, parks, and transit, while enjoying the peace and privacy that come with cul-de-sac living.

Step inside to a bright and welcoming living room filled with natural light and anchored by a cozy gas fireplace. The main floor also features a convenient powder room combined with laundry—perfect for guests and daily convenience.

The kitchen is both functional and inviting, with a SS appliances, ample rich espresso cabinetry, a walk-in pantry, moveable island, and a dining area that's great for everyday meals or entertaining.

Upstairs you'll find three well-sized bedrooms, including a spacious primary with a walk-in closet and private ensuite, plus an additional full 4 piece bathroom. Fresh paint on both the main and upper floors gives the home a fresh bright and airy update and central air conditioning ensures you'll stay cool and comfortable all summer long.



Off the kitchen, a separate entrance leads to a fully developed basement complete with a bedroom, 3-piece bathroom that features an oversized shower and secondary access to the bedroom, kitchenette, and laundry hookups. A large family room completes the basement with a second gas fireplace ideal for hosting extended family, creating a private guest suite, or generating rental income.

Outside, enjoy summer days on the two-tiered deck under the pergola, with plenty of space to BBQ, relax, and entertain. There's ample parking and the potential to build your dream garage down the road.

Whether you're starting your homeownership journey or looking for a property with flexibility and income potential, this home is ready to impress. Come take a look!

Built in 2009

**Essential Information**

MLS® #	A2214721
Price	\$408,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,570
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	144 Grosbeak Way
Subdivision	Eagle Ridge

City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0L6

### Amenities

Parking Spaces	3
Parking	RV Access/Parking, On Street, Parking Pad, Rear Drive, Unpaved

### Interior

Interior Features	High Ceilings, Open Floorplan, Separate Entrance, Walk-In Closet(s), Vinyl Windows, Pantry
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Window Coverings, Microwave Hood Fan, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Exterior Entry

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Level, Cul-De-Sac, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 24th, 2025
Days on Market	96
Zoning	R1S

### Listing Details

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.