

# \$469,900 - 334 Grosbeak Way, Fort McMurray

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MLS® #A2249414

**\$469,900**

5 Bedroom, 4.00 Bathroom, 1,741 sqft

Residential on 0.08 Acres

Eagle Ridge, Fort McMurray, Alberta

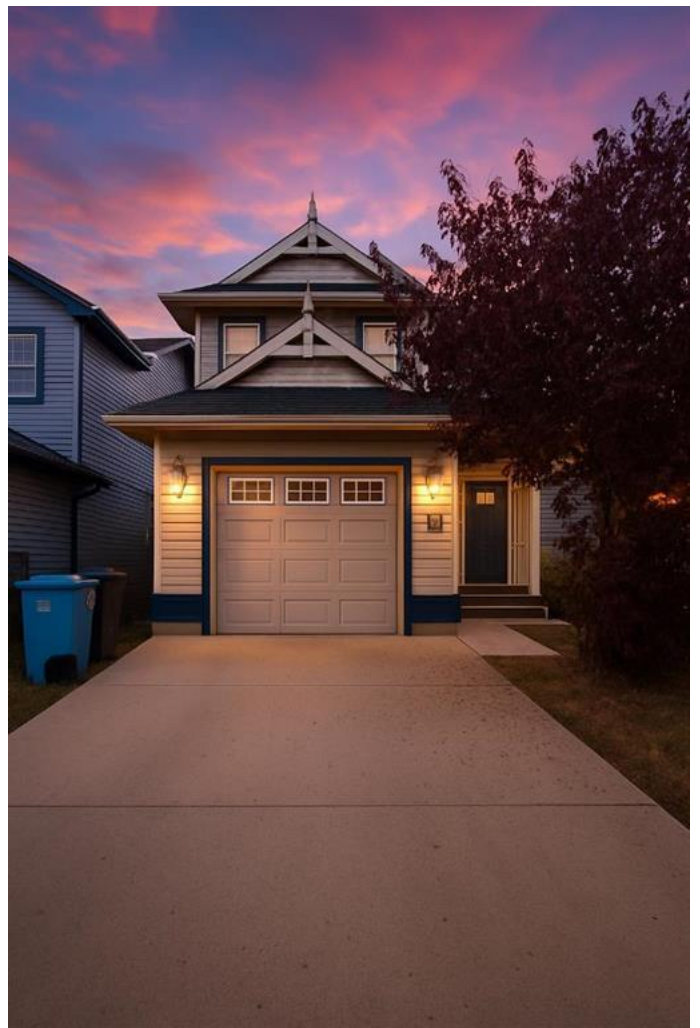
Welcome to 334 Grosbeak Way – A Rare Walk-Out in Eagle Ridge!

This 1,741 sq ft custom-built home is a true gem, perfectly located in the desirable community of Eagle Ridge and priced to sell! With a fully finished 2-bedroom walk-out basement, this property offers exceptional value, space, and flexibility for today's families.

Step inside to find over \$30,000 in recent upgrades, including premium vinyl plank flooring and fresh paint throughout. The main floor features a bright and spacious layout with a cozy gas fireplace in the living room, an open dining area with access to a massive deck, and a modern kitchen with stainless steel appliances and a breakfast bar.

Upstairs, the serene primary bedroom includes a full ensuite, while two additional bedrooms provide comfort and convenience with built-in closet organizers. The walk-out basement with separate side entrance adds incredible versatility with two bright bedrooms, a full bath, separate laundry, and direct access to the covered patio and backyard – ideal for extended family, guests, or potential rental income.

Additional highlights include an attached single garage, extended driveway parking, and close proximity to schools, trails, parks, shopping,



and commuter routes.

Don't miss this opportunity to own a walk-out home with 2-bedroom basement in Eagle Ridge—priced to move! Book your showing today!

Built in 2008

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249414    |
| Price          | \$469,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,741       |
| Acres          | 0.08        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 334 Grosbeak Way |
| Subdivision | Eagle Ridge      |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9K0L8           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, Separate |
|-------------------|---------------------------------------------------------------------|

|                 |                                                                    |
|-----------------|--------------------------------------------------------------------|
|                 | Entrance, Sump Pump(s), Wash                                       |
| Appliances      | Central Air Conditioner, Dishwasher, Refrigerator, Washer/Dryer, V |
| Heating         | Central, Natural Gas, Exhaust                                      |
| Cooling         | Central Air                                                        |
| Fireplace       | Yes                                                                |
| # of Fireplaces | 1                                                                  |
| Fireplaces      | Gas, Living Room                                                   |
| Has Basement    | Yes                                                                |
| Basement        | Exterior Entry, Finished, Full, Walk-Out                           |



## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Lighting, Private Yard                             |
| Lot Description   | Back Yard, City Lot, Interior Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2025 |
| Days on Market | 60                |
| Zoning         | R1S               |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Century 21 Quantum Realty |
|----------------|---------------------------|

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