



GRASSROOTS
REALTY GROUP

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253 Grosbeak Way
Fort McMurray, Alberta

MLS # A2326013



\$449,888

Division:	Eagle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,620 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Insulated, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Breakfast Bar, Built-in Features, See Remarks, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: Fridge, stove, dishwasher, washer, dryer, OTR microwave, garage door opener, blinds, central a/c

EXCEPTIONAL EAGLE RIDGE LIVING WITH OVER 2500 SQ FT OF LIVING SPACE SITUATED NEXT TO A GREENSPACE AND PARK WITH A GARAGE AND EXTRA PARKING PAD! Welcome to 253 Grosbeak Way, an affordable fully finished 2-storey with 4 bedrooms and 4 baths, perfectly presented with brand-new Luxury Vinyl Plank flooring on the main level, great design, and a functional family layout, situated next to green space and park. Step inside this spacious home, 9 ft ceilings, and oversized windows, filling the entire living space with natural light. The front great room features a corner gas fireplace that features the new LVP flooring, which extends through the entire main level. The generously sized kitchen offers loads of cabinets and a wrap-around eat-up breakfast bar. This space also offers an oversized dining room, giving tons of space for those large family dinners and entertaining. Plus, there is a garden door that leads to your rear deck and a landscaped and fenced yard. This main level is complete with a 2 pc powder room. The upper level offers 3 bedrooms, a primary bedroom with a full ensuite, and an upgraded closet with built-in shelving. The fully finished basement is a great space to watch hockey games in your family room, plus you have a large 4th bedroom and a full bathroom. Other updates include a new hot water tank in 2024, fresh paint throughout in recent years, and central a/c. The exterior of the home offers a detached garage, a great-sized yard, and parking for 2 additional cars. This is a great opportunity to own at an affordable price in a perfect location in walking distance to shopping, restaurants, schools and more. Call today for your personal tour.