



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

322 Grosbeak Way
Fort McMurray, Alberta

MLS # A2328820



\$529,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,920 sq.ft.	Age:	2010 (16 yrs old)
Beds:	6	Baths:	5
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	Dishwasher, 2 Microwave, 2 Stoves, 2 Washer/Dryer, 2 Fridges		

CUSTOM BUILT. BACKING GREEN SPACE. 2 MASTER SUITES. WALKOUT BASEMENT WITH FULL KITCHEN. SEPARATE ENTRANCE. 6 BEDROOMS. 5 FULL BATHROOMS. MOVE IN READY. Welcome to 322 Grosbeak Way, a ONE OF A KIND CUSTOM BUILT HOME designed with functionality, flexibility, and quality in mind. This is NOT your typical cookie cutter home. Every corner and every inch of this property has been thoughtfully designed and utilized to maximize space, comfort, and everyday living. Offering 6 BEDROOMS, 5 FULL BATHROOMS, 2 MASTER SUITES, and a FULLY DEVELOPED WALKOUT BASEMENT WITH A FULL KITCHEN AND SEPARATE ENTRANCE, this home is perfect for large families, multi generational living, or those looking for additional income potential. Freshly painted with NEW FLOORING throughout, this home is MOVE IN READY. The spacious front entry welcomes you into an EXECUTIVE STYLE LIVING ROOM featuring HARDWOOD FLOORING and a TILE SURROUND GAS FIREPLACE. The beautifully appointed kitchen is designed for both everyday living and entertaining, featuring GRANITE COUNTERTOPS, A GAS STOVE, AMPLE CABINETRY, and a BREAKFAST BAR. The bright dining area overlooks the backyard and GREEN SPACE, creating a peaceful setting for family meals. Upstairs, the PRIMARY SUITE offers large windows, a WALK IN CLOSET with built in shelving, and a luxurious ensuite featuring GRANITE COUNTERTOPS, a JETTED TUB, and a SEPARATE SHOWER. A SECOND MASTER SUITE with its own FULL ENSUITE provides exceptional flexibility for extended family or guests. Two additional bedrooms and another full bathroom complete the upper level. The FULLY DEVELOPED WALKOUT BASEMENT includes a FULL KITCHEN, SEPARATE LAUNDRY, TWO SPACIOUS

BEDROOMS, and a FULL BATHROOM, making it ideal for extended family or as a mortgage helper. Step outside to the HUGE DECK overlooking GREEN SPACE with beautiful views, offering the perfect place to relax or entertain. The ATTACHED GARAGE with SIDE ENTRY ACCESS and spacious backyard complete this exceptional property. Homes offering this level of CUSTOM DESIGN, VERSATILITY, and BACKING GREEN SPACE are rarely available. Schedule your private viewing today.