



GRASSROOTS
REALTY GROUP

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181 Grouse Way
Fort McMurray, Alberta

MLS # A2328855



\$449,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,544 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Asphalt, Driveway, Multiple Driveways, Oversized, Parking Pad, Paved, RV A		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Greenbelt, Low Maint		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge, Gas stove, dishwasher, washer, dryer, microwave		

WELCOME TO THIS BEAUTIFULLY MAINTAINED 2 STOREY HOME IN THE HEART OF EAGLE RIDGE, BACKING DIRECTLY ONTO A PARK AND LOCATED JUST STEPS FROM SCHOOLS, SHOPPING, RESTAURANTS, WALKING TRAILS, LANDMARK CINEMAS, AND ALL THE AMENITIES THAT MAKE EAGLE RIDGE ONE OF FORT McMURRAY'S MOST SOUGHT AFTER COMMUNITIES. Step inside to a bright and welcoming foyer that opens to a spacious living room and dining area featuring NEWER FLOORING throughout the MAIN AND UPPER LEVELS. The OPEN CONCEPT layout offers an abundance of natural light and is perfect for both everyday living and entertaining. The UPDATED KITCHEN is sure to impress with GRANITE COUNTERTOPS, TILE BACKSPLASH, GAS STOVE, NEW LIGHT FIXTURES and ample cabinetry and counter space, making meal preparation both functional and enjoyable. Upstairs, you'll find a versatile BONUS AREA, perfect for a home office, reading nook, or children's study space. The upper level also features spacious bedrooms and durable LAMINATE FLOORING that is both stylish and easy to maintain. The FULLY DEVELOPED BASEMENT offers a 2 BEDROOM with a SEPARATE ENTRANCE, providing excellent flexibility for extended family, guests, or potential rental income. Additional features include a BRAND NEW HOT WATER TANK and parking for up to 5 VEHICLES at the rear of the property. Just beyond the parking area, across the alley, you'll enjoy DIRECT ACCESS TO A PARK, offering beautiful green space right outside your door. This MOVE IN READY home combines LOCATION, FUNCTIONALITY, and VALUE, making it an excellent opportunity for families, first time buyers, or investors.

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