



GRASSROOTS
REALTY GROUP

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**253 Grosbeak Way
Fort McMurray, Alberta**

MLS # A2347529

\$444,000

Division:	Eagle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,693 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Parking Pad, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Street Lighting		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows		
Inclusions:	personal items		

YOU'VE FOUND IT! THE ONE! This beautifully maintained home has so much to offer! The welcoming front entrance leads into a bright living room featuring a cozy gas fireplace and gorgeous vinyl plank flooring, which continues into the spacious eat-in kitchen. The kitchen offers tons of cabinet space, plenty of room to gather, and a large dining area overlooking the deck and beautifully landscaped backyard. A convenient half bathroom completes the main floor. Upstairs, you'll find a spacious primary bedroom with an oversized closet and 4-piece ensuite. Two additional good-sized bedrooms and another 4-piece bathroom provide plenty of room for the whole family. The fully developed basement offers even more living space with a comfortable family room, 4th bedroom, 3-piece bathroom, and a laundry room with additional storage. And don't forget about the GARAGE and 2-CAR PARKING! As an added bonus, this home also features CENTRAL AIR CONDITIONING to keep you comfortable all summer long! This one is ready to welcome you home!! Title insurance in lieu of a RPR.