

\$479,900 - 334 Grosbeak Way, Fort McMurray

MLS® #A2212338

\$479,900

5 Bedroom, 4.00 Bathroom, 1,741 sqft
Residential on 0.08 Acres

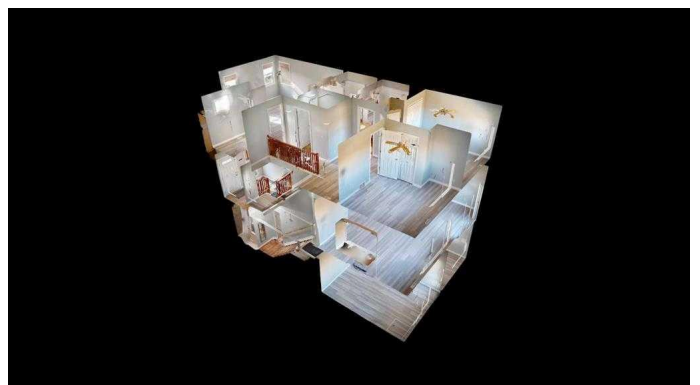
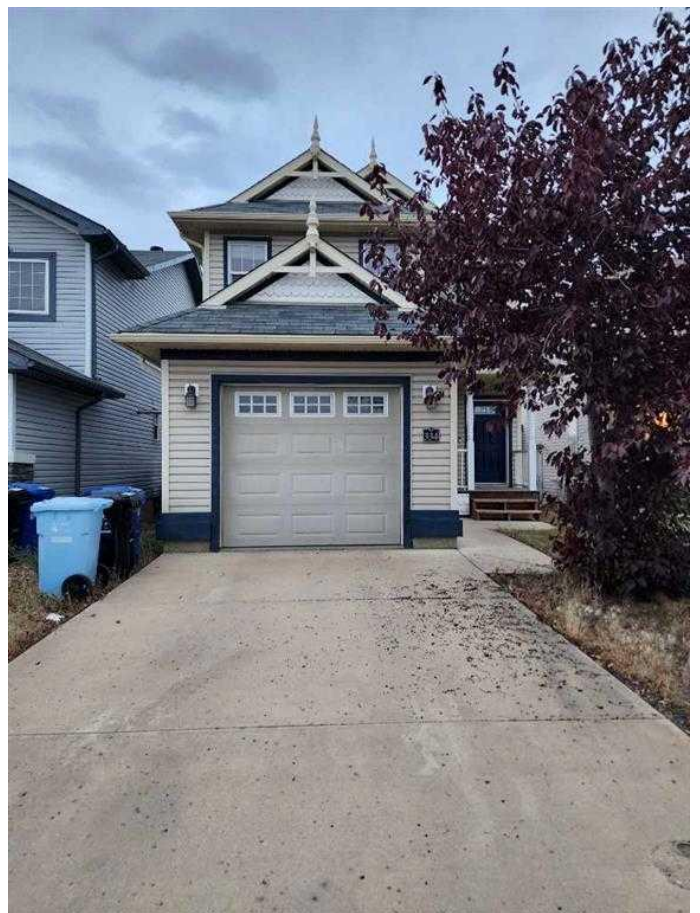
Eagle Ridge, Fort McMurray, Alberta

Welcome to 334 Grosbeak Way—an exceptional custom-built home nestled in the sought-after community of Eagle Ridge. This beautifully updated 1,741 sq ft residence offers the perfect blend of comfort, style, and functionality with a fully finished walk-out basement and breathtaking, unobstructed views of the River Valley.

Step inside to discover over \$30,000 in recent upgrades, including premium vinyl plank flooring and fresh paint throughout. The main level boasts a spacious living room with a cozy gas fireplace, a bright dining area that opens to a massive deck, and a sleek, modern kitchen featuring stainless steel appliances and a convenient breakfast bar.

Upstairs, the serene primary bedroom is your personal retreat with a full ensuite, while two additional bedrooms offer built-in closet organizers for smart storage. The fully developed basement adds incredible value with two bright bedrooms, a full bath, separate laundry, and direct access to a covered patio and private backyard—ideal for multi-generational living or extended guests.

Additional highlights include an attached single garage, extended driveway parking, and close proximity to schools, parks, walking trails, shopping, and commuter routes. Whether you're entertaining or enjoying quiet family evenings, this move-in ready home delivers it



all.

Don't miss your chance to own this Eagle Ridge gem—book your showing today!

Built in 2008

Essential Information

MLS® #	A2212338
Price	\$479,900
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), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s),

	Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Exhaust Fan, Natural Gas
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	April 18th, 2025
Days on Market	97
Zoning	R1S

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.