

\$469,900 - 334 Grosbeak Way, Fort McMurray

MLS® #A2249414

\$469,900

5 Bedroom, 4.00 Bathroom, 1,741 sqft

Residential on 0.08 Acres

Eagle Ridge, Fort McMurray, Alberta

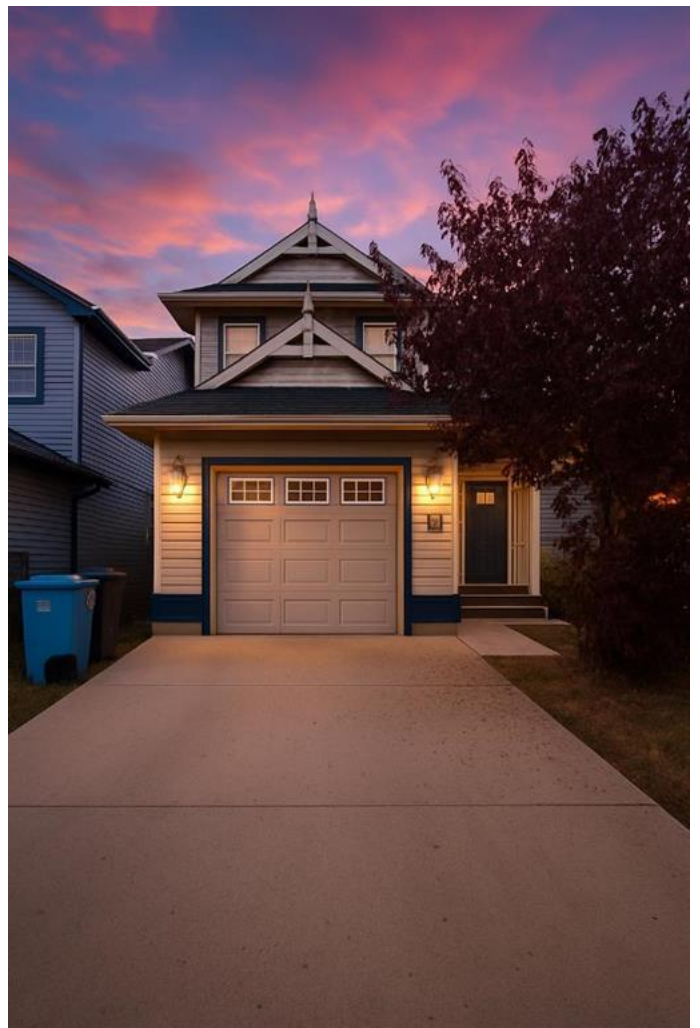
Welcome to 334 Grosbeak Way – A Rare Walk-Out in Eagle Ridge!

This 1,741 sq ft custom-built home is a true gem, perfectly located in the desirable community of Eagle Ridge and priced to sell! With a fully finished 2-bedroom walk-out basement, this property offers exceptional value, space, and flexibility for today's families.

Step inside to find over \$30,000 in recent upgrades, including premium vinyl plank flooring and fresh paint throughout. The main floor features a bright and spacious layout with a cozy gas fireplace in the living room, an open dining area with access to a massive deck, and a modern kitchen with stainless steel appliances and a breakfast bar.

Upstairs, the serene primary bedroom includes a full ensuite, while two additional bedrooms provide comfort and convenience with built-in closet organizers. The walk-out basement with separate side entrance adds incredible versatility with two bright bedrooms, a full bath, separate laundry, and direct access to the covered patio and backyard – ideal for extended family, guests, or potential rental income.

Additional highlights include an attached single garage, extended driveway parking, and close proximity to schools, trails, parks, shopping,



and commuter routes.

Don't miss this opportunity to own a walk-out home with 2-bedroom basement in Eagle Ridge—priced to move! Book your showing today!

Built in 2008

Essential Information

MLS® #	A2249414
Price	\$469,900
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), Wash
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Washer/Dryer, Water
Heating	Central, Natural Gas, Exhaust
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	August 17th, 2025
Days on Market	56
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.