

# \$454,888 - 201 Grouse Way, Fort McMurray

MLS® #A2230538

**\$454,888**

6 Bedroom, 4.00 Bathroom, 1,601 sqft

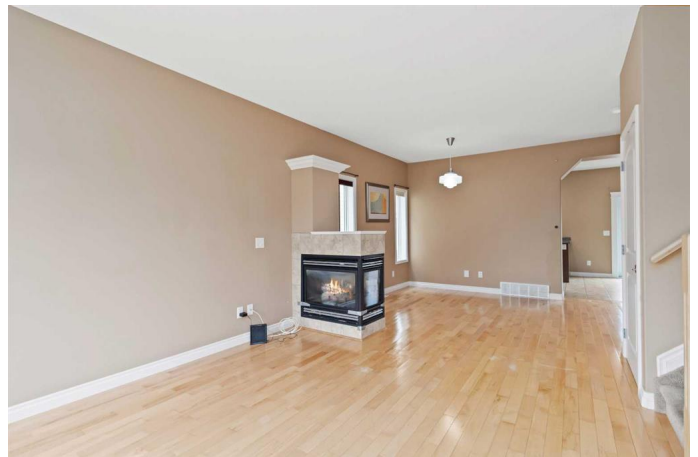
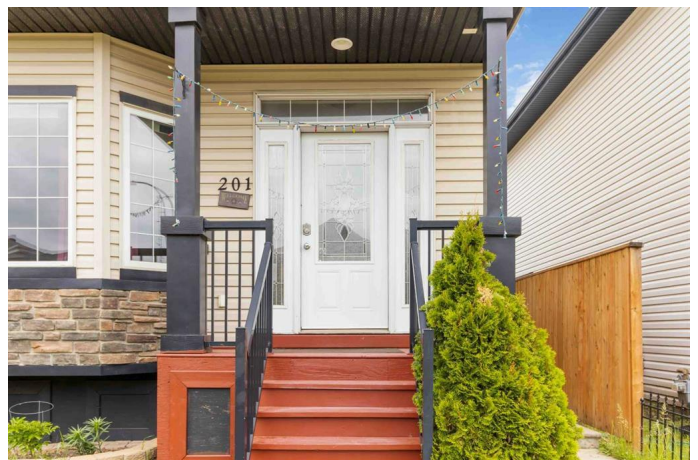
Residential on 0.08 Acres

Eagle Ridge, Fort McMurray, Alberta

RARE FIND 4 BEDROOMS ON UPPER LEVEL. FULLY FINISHED HOME WITH 6 BEDROOMS, 4 BATHS, SEPARATE ENTRANCE ALL BACKING GREENSPACE AND PARK IN EAGLE RIDGE. Fantastic 1600 sq ft home with 9 ft ceilings throughout. The spacious main level offers a bright open-concept living area with hardwood floors and a 3-way gas fireplace. The kitchen features tile floors, a large pantry, wrap-around island, all overlooking your dining room with garden doors leading to your backyard. The main level is complete with a 2 pc powder room and main floor laundry. The upper level offers 4 generously sized bedrooms and 2 bathrooms. The Primary bedroom offers a walk-in closet and a full ensuite featuring a stand-up shower and soaker tub. The fully finished basement has a separate entrance to the mortgage helper with a kitchen, family room, in-suite laundry, 2 bedrooms, and a full bathroom. The exterior of the home offers a great yard that is fully landscaped, and offers a large rear deck, a concrete driveway, all backing the greenspace and children's park behind. This home offers a prime location in walking distance to the Eagle Ridge Commons shopping plaza, Landmark Cinemas theatre, schools, trails, and more. Call today for your personal tour.

Built in 2008

## Essential Information



MLS® #	A2230538
Price	\$454,888
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,601
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	201 Grouse Way
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0L9

### **Amenities**

Parking Spaces	2
Parking	Driveway, Off Street, Alley Access

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Three-Sided
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 14th, 2025
Days on Market	71
Zoning	R1S

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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