

# \$430,000 - 201 Grouse Way, Fort McMurray

MLS® #A2230538

**\$430,000**

6 Bedroom, 4.00 Bathroom, 1,601 sqft

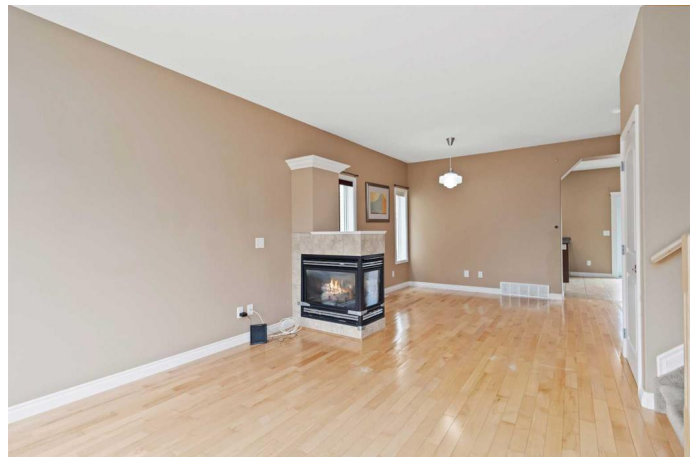
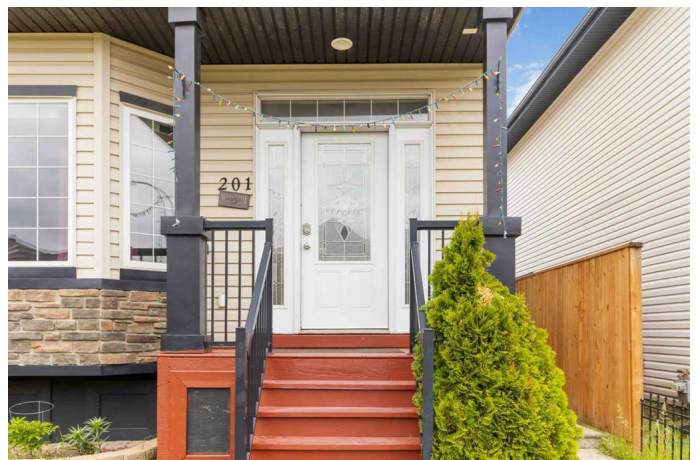
Residential on 0.08 Acres

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, and a wrap-around island, all of which overlook your dining room through garden doors that lead 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 features a well-maintained yard, a large rear deck, and a concrete driveway, all of which overlook the green space 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          | \$430,000   |
| 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        | Alley Access, Off Street, Driveway |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Pantry, Walk-In Closet(s), Soaking Tub |
| 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          | Full                                                                                                        |

### 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 | 148             |
| Zoning         | R1S             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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