

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

MLS® #A2230538

\$454,888

6 Bedroom, 4.00 Bathroom, 1,601 sqft

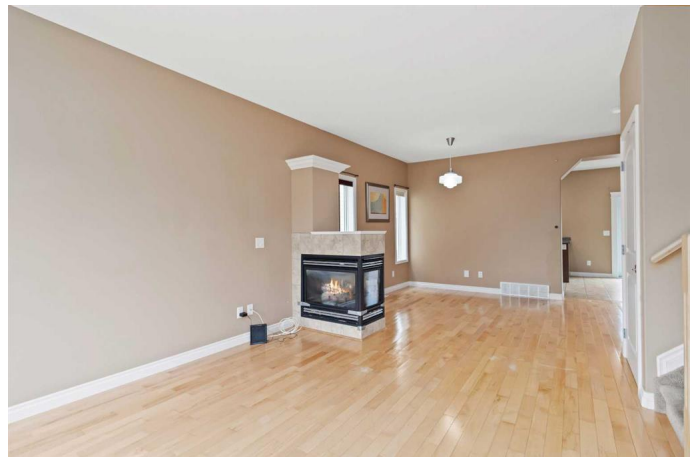
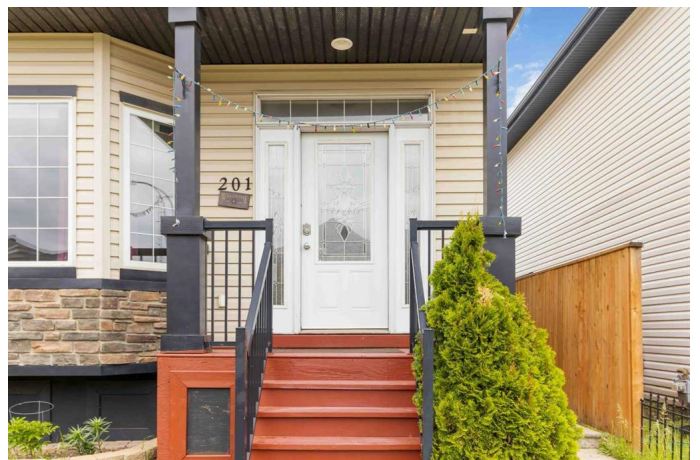
Residential on 0.08 Acres

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, 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	\$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 Yard, Backs on to Park/Green Space, Front Yard, Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2025
Days on Market	85
Zoning	R1S

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.