

# \$369,900 - 354 Grosbeak Way, Fort McMurray

MLS® #A2265213

**\$369,900**

4 Bedroom, 4.00 Bathroom, 1,058 sqft

Residential on 0.08 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 354 Grosbeak Way! Located in the heart of Eagle Ridge, this home is just a short walk to Stoney Creek Village and Eagle Ridge Commons â€” offering convenience and community right at your doorstep. Step inside to a bright and open main floor featuring vaulted ceilings, a cozy gas fireplace, and an open-concept layout connecting the kitchen, dining, and living areas. The main level also offers a 4PC bathroom, convenient main floor laundry, and a primary bedroom complete with its own 4PC ensuite and patio doors leading to the back deck and fully fenced yard. Two additional bedrooms complete this level. The fully developed walk-out basement offers excellent versatility with a separate side entrance, two more bedrooms, a 4PC bathroom, a large family room, and a wet bar. Outside, enjoy a single attached garage, a two-car driveway, and a fully fenced backyard. SOLD AS IS WHERE IS.

Built in 2009

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2265213  |
| Price          | \$369,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,058     |



|            |             |
|------------|-------------|
| Acres      | 0.08        |
| Year Built | 2009        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 354 Grosbeak Way |
| Subdivision | Eagle Ridge      |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9K 0L8          |

### **Amenities**

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 2                                               |
| Parking        | Off Street, Parking Pad, Single Garage Attached |
| # of Garages   | 1                                               |

### **Interior**

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | Separate Entrance, Sump Pump(s), Vaulted Ceiling(s) |
| Appliances        | See Remarks                                         |
| Heating           | Forced Air                                          |
| Cooling           | None                                                |
| Fireplace         | Yes                                                 |
| # of Fireplaces   | 1                                                   |
| Fireplaces        | Gas                                                 |
| Has Basement      | Yes                                                 |
| Basement          | Full                                                |

### **Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | None                   |
| Lot Description   | Landscaped, Lawn       |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |
| Foundation        | Poured Concrete        |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 16                 |
| Zoning         | R1S                |

### **Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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