

\$349,900 - 354 Grosbeak Way, Fort McMurray

MLS® #A2265213

\$349,900

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	\$349,900
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	30
Zoning	R1S

Listing Details

Listing Office	RE/MAX Connect
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