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

MLS® #A2230538

\$430,000

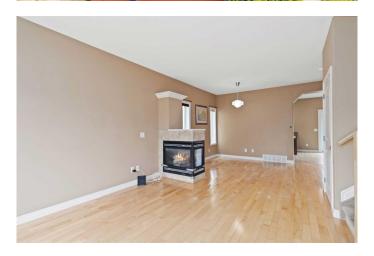
6 Bedroom, 4.00 Bathroom, 1,601 sqft Residential on 0.08 Acres

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, Driveway, Off Street

Interior

Interior Features Built-in Features, Closet Organizers, Pantry, Walk-In Closet(s),

Breakfast Bar, Open Floorplan, Soaking Tub

Appliances Dishwasher, Refrigerator, Washer/Dryer, Stove(s)

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, Backs on to Park/Green Space, Back Yard, Front Yard

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed June 14th, 2025

Days on Market 143
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.