

# \$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 | 13                 |
| Zoning         | R1S                |

### **Listing Details**

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

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