

109 Grouse Way
Fort McMurray, Alberta

MLS # A2299289



\$590,000

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,135 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: Refrigerator, stove, dishwasher, washer, dryer, microwave, Central Air, Bose Surround sounds, garage shelving, deep freeze.

Welcome to this beautifully appointed 2,135 sq. ft. two-storey home, ideally located in the highly sought-after community of Eagle Ridge. Perfectly positioned across from a serene pond and just steps from the scenic Birchwood Trails, this property offers the perfect blend of nature and convenience. The main floor impresses with soaring 10-foot ceilings, an abundance of large windows that flood the space with natural light, and a thoughtfully designed layout. A dedicated office provides the perfect work-from-home setup, while the convenient half bath features a quartz countertop for a modern touch. Main floor laundry adds everyday ease. Rich hardwood flooring flows through the main living areas, complementing the inviting living room complete with a gas fireplace, elegant tile surround, and wood mantle. Comfort meets entertainment with built-in Bose surround sound and cozy carpeting in the living space. The kitchen is both stylish and functional, showcasing newly installed quartz countertops, a convenient eat-up breakfast bar, and stainless steel appliances, including a brand-new microwave—perfect for both everyday living and entertaining. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary retreat featuring a walk-in closet with built-in shelving, a luxurious jetted tub, and a separate stand-up shower. The additional bedrooms are well-appointed and share a bright 4-piece bathroom with dual sinks, ideal for families. The fully developed basement expands your living space with an oversized fourth bedroom, a large recreation area finished with new laminate flooring, and an additional 4-piece bathroom—perfect for guests or growing families. Completing this exceptional home is an attached double heated garage, along with back lane access to a three-car driveway and an additional parking stall suitable for a

trailer—offering ample parking and storage options. This is a rare opportunity to own a spacious, well-maintained home in a prime location close to nature, amenities, and everything the community has to offer.