

\$425,000 - 201 Grouse Way, Fort McMurray

MLS® #A2270159

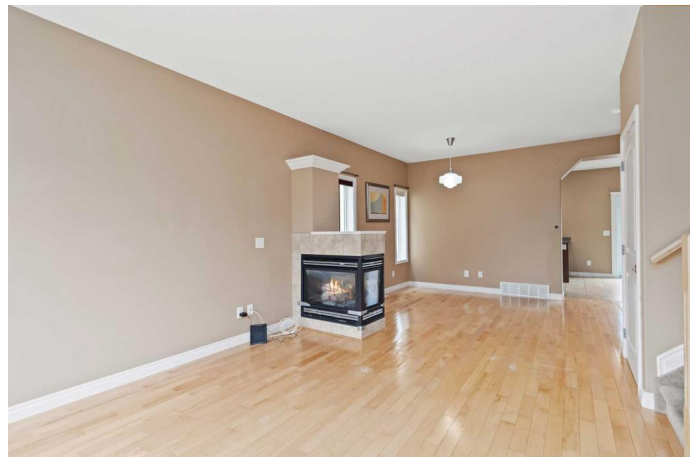
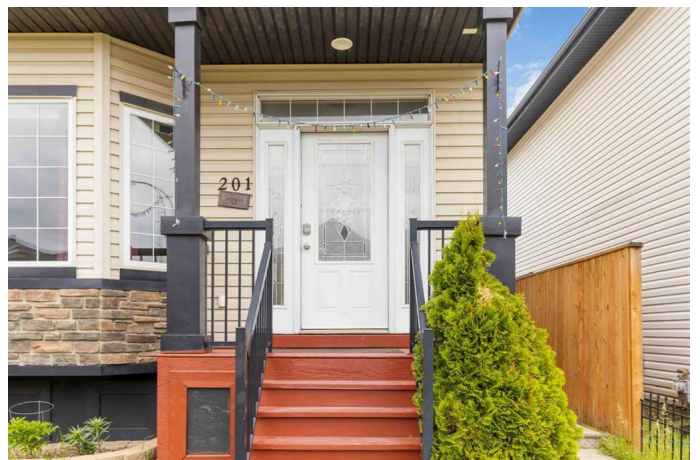
\$425,000

6 Bedroom, 4.00 Bathroom, 1,601 sqft

Residential on 0.08 Acres

Eagle Ridge, Fort McMurray, Alberta

IMMEDIATE POSSESSION ON THIS 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. There is room for a garage and the garage pad is already there so one of the 4 large expenses to build one is done, all subject to RMWB approval. 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® #	A2270159
Price	\$425,000
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	Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
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, Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed November 10th, 2025

Days on Market 2

Zoning R1S

Listing Details

Listing Office COLDWELL BANKER UNITED

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.