

# \$530,000 - 108 Grebe Road, Fort McMurray

MLS® #A2211764

**\$530,000**

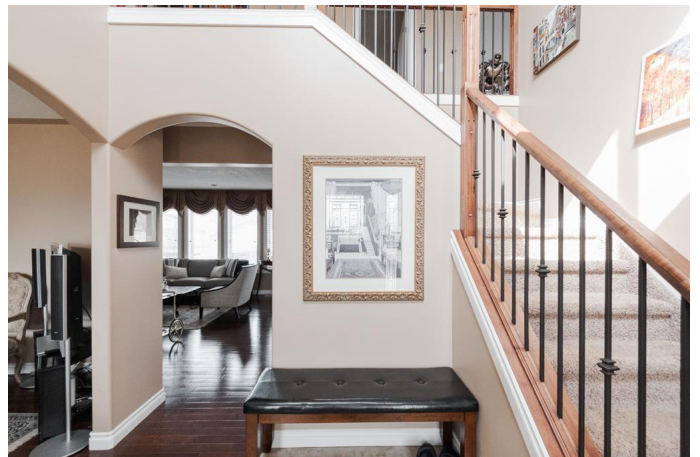
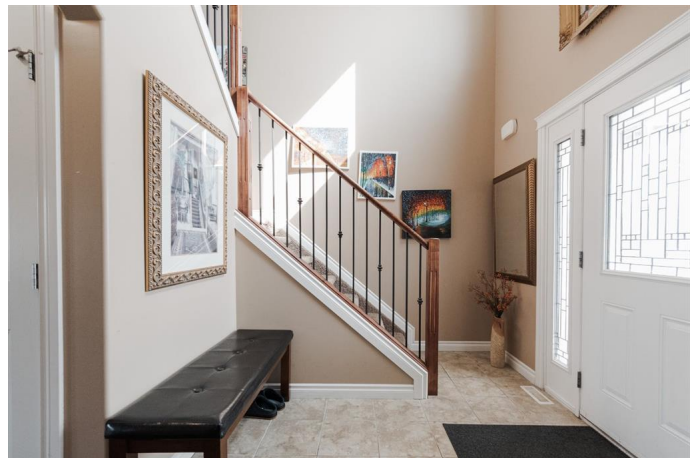
5 Bedroom, 4.00 Bathroom, 1,690 sqft  
Residential on 0.13 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 108 Grebe Road: Perfectly positioned along the greenbelt in Eagle Ridge, this stunning home is surrounded by beautiful views, scenic walking trails, and is just steps from schools, parks, shopping, and restaurants. Tucked away in a peaceful setting, this property has been meticulously cared for by its original owners and radiates pride of ownership from top to bottom. Curb appeal shines with professional landscaping and a charming, covered front porch that sets the tone for what youâ€™ll find inside. A grand entryway with soaring ceilings welcomes you home. At the front of the house, a spacious main floor den overlooks the front yard and offers the perfect spot for a home office or cozy sitting room.

The open-concept main living space is filled with natural light and designed for comfort. The living room features a gas fireplace for warmth and ambiance, while the well-equipped kitchen offers ample cabinet space, a large eat-up island, and stainless steel appliances including a new microwave (2022). Just off the kitchen, youâ€™ll find a convenient laundry room with new machines (2024) and access to the two-piece powder room. The dining area is perfectly sized for gatherings, with direct sight lines to the heart of the home.

Upstairs, the primary retreat is spacious enough for your king bed and includes a walk-in closet and a large ensuite bathroom complete with a jetted soaker tub. Two additional bedrooms and another four-piece



bathroom provide plenty of space for the whole family.

Downstairs, the two-bedroom legal suite is bright, comfortable, and ideal for extended family or rental income. It features a full kitchen, large living space, two generously sized bedrooms, and a four-piece bathroom.

Currently rented for \$1,425/month with a fantastic tenant in place.

Additional highlights include updated central A/C (2021), a 50-gallon hot water tank (2022), and an HRV system. With a flexible layout, ample parking, income potential, and peaceful greenbelt views, this home checks all the boxes. Schedule your private tour today and experience the lifestyle 108 Grebe Road has to offer.

Built in 2010

### Essential Information

MLS® #	A2211764
Price	\$530,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,690
Acres	0.13
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	108 Grebe Road
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo

Province	Alberta
Postal Code	T9K 0P1

### Amenities

Parking Spaces	4
Parking	Alley Access, Driveway, Gravel Driveway, Off Street, On Street, Parking Pad, Rear Drive, RV Access/Parking, Side By Side

### Interior

Interior Features	Crown Molding, Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard, Electric, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Views, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 16th, 2025
Days on Market	19
Zoning	R1

### Listing Details

Listing Office	The Agency North Central Alberta
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