



THE
A-TEAM

**RE/MAX
FIRST**

111 WIDGEON Place, Fort McMurray T9K 0R4

MLS® #: **A2096068**

Area: **Eagle Ridge**

Listing Date: **12/03/23**

List Price: **\$679,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2010

Lot Information

Finished Floor Area

Lot Sz Ar:

4,807 sqft

Lot Shape:

Abv Sqft:

2,477

Low Sqft:

Ttl Sqft:

2,477

DOM

151

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Cul-De-Sac,Front Yard,Lawn,Landscaped

Double Garage Attached,Driveway,Heated Garage,Insulated

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stone,Vinyl Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Range,Dishwasher,Dryer,Other,Washer,Window Coverings

Int Feat:

Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Open Floorplan,Pantry,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Family Room	Main	15`8" x 11`0"
Dining Room	Main	14`11" x 11`1"
Laundry	Main	5`6" x 8`2"
Living Room	Second	14`7" x 19`2"
5pc Ensuite bath	Second	12`6" x 11`0"
Bedroom	Second	11`2" x 13`11"
4pc Bathroom	Second	9`4" x 5`0"

Room	Level	Dimensions
Living Room	Main	22`1" x 14`0"
Kitchen	Main	14`11" x 14`0"
2pc Bathroom	Main	5`6" x 4`11"
Bedroom - Primary	Second	16`2" x 14`10"
Walk-In Closet	Second	5`1" x 10`0"
Bedroom	Second	11`2" x 11`7"
Game Room	Suite	21`7" x 13`3"

Kitchen
Bedroom
Furnace/Utility Room

Suite
Suite
Suite

11`8" x 10`3"
11`4" x 13`2"
10`10" x 8`2"

Bedroom
4pc Bathroom

Suite
Suite

13`9" x 11`4"
10`10" x 5`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0920355

Remarks

Pub Rmks:

Welcome to 111 Widgeon Place: Discover this exquisite, impeccably crafted 2477 SQFT family home nestled within a cul-de-sac in the esteemed Eagle Ridge neighbourhood. Boasting a remarkable TWO-BEDROOM LEGAL SUITE, this residence presents a prime opportunity with a mortgage helper to offset your mortgage. Step into this inviting and move-in-ready sanctuary, freshly adorned with NEW timeless paint throughout the main and upper levels, complemented by UPGRADED LIGHT FIXTURES and rich hardwood floors. As you enter through the grand foyer, a versatile front flex room beckons—a space that could easily transform into a home office, cozy sitting area, or formal dining with an abundance of natural light. Continuing through the main level reveals an expansive open-concept living area. The heart of the home shines with a generously sized kitchen boasting a large island and breakfast bar, with granite countertops, a gas stove, dovetailed cabinets, a spacious walk-in pantry, and a modern tiled backsplash. The adjoining living room exudes warmth with its gas fireplace, accompanied by a mantel with BUILT-IN shelving. A dining nook bathed in natural light from surrounding windows opens onto a sizable deck with a gas BBQ hookup, perfect for entertaining. Completing the main level is a convenient 2-piece powder room, laundry room and mudroom off the garage with board and batten details. Ascend to the upper level, where you will find a bonus room boasting vaulted ceilings, a tasteful feature wall, and a cozy gas fireplace—this upper-level further hosts three generously sized bedrooms and two full bathrooms. The primary suite is a haven unto itself, featuring a 10-foot walk-in closet and a luxurious 5-piece ensuite complete with a jetted tub, double sinks, and a stand-up shower. The fully developed lower level unveils a SEPARATE ENTRANCE meticulously finished TWO-BEDROOM LEGAL SUITE with tasteful finishings. With in-suite laundry, a full kitchen, two bedrooms, and a full bathroom, this space offers versatile living arrangements. The exterior of the property boasts a beautiful front porch, a large driveway with RV parking potential, and a fully fenced/landscaped yard with a south-exposure backyard. Completing this property is an attached heated double-car garage with an additional closet. This one-of-a-kind residence is a LUXURY choice at an UNMATCHED PRICE, so check out the photos, floor plans, 3D tour, and call today to schedule a viewing and experience the allure of this remarkable home in person.

Inclusions:
Property Listed By:

**Refrigerator X2, Stove X2, (one gas), Dishwasher X2, Dryer X2, Built-In Speaker System, Garage Heater, and All Window Coverings
ROYAL LEPAGE BENCHMARK**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800













