



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135 CRANE Place, Fort McMurray T9K 0P6**

MLS® #: **A2105034**

Area: **Eagle Ridge**

Listing Date: **02/01/24**

List Price: **\$594,900**

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  
Lot Sz Ar: **5,222 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,711**  
Low Sqft:  
Ttl Sqft: **1,711**

DOM

**108**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Landscaped,Street Lighting,Private**  
Park Feat: **Double Garage Attached,Garage Door Opener,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer: **Public Sewer**  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**  
Water Source: **Public**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Jetted Tub,Kitchen Island,Open Floorplan,Separate Entrance,Soaking Tub,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**  
Utilities: **Cable Connected,Garbage Collection,Phone Connected,Sewer Connected,Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`9" x 5`1"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>11`9" x 8`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`7" x 12`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 11`6"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`0" x 13`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`5" x 11`5"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`10" x 12`5"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**0827243**

Remarks

Pub Rmks: **LOADS OF PARKING INCLUDING RV PARKING ON THIS FANTASTIC HOME TUCKED AWAY IN A CUL DE SAC NEXT TO 2 ELEMENTARY SCHOOLS AND WALKING TRAILS AND GREENSPACE IN EAGLE RIDGE. The sellers have taken pride in doing many upgrades and additions to the home and say they love the location. The exterior of this property offers a 48-FOOT DRIVEWAY, GIVING YOU LOADS OF PARKING including RV PARKING & ATTACHED HEATED GARAGE. The yard is complete with a fully fenced and landscaped that includes a large deck and a covered deck area for BBQing, then a firepit area, retaining walls with gardens, shed, and a great size lot. Step inside this spacious 2 storey with many upgrades that include NEW FRONT AND REAR EXTERIOR DOORS, LUXURY VINYL PLANKS FLOORS, CUSTOM FIREPLACE FEATURE WAZLL, CUSTOM BLINDS, UPDATED APPLIANCES, NEW FURNACE (2022), CENTRLA A/C, HOT WATER ON DEMAND, WATER SOFTENER AND MORE! This spacious layout includes a large front entryway with tile floors and soaring vaulted ceilings. The foyer leads you to your open-concept living space that offers a great room with gas fireplace and beautiful wood feature wall. The kitchen offers loads of cabinets, a large island with an eat-up breakfast bar, and built-in appliances. The dining room overlooks your yard and is surrounded by windows and offers a garden door leading to your deck. The main level is complete with a 2-pc powder room, and laundry room with sink and built-in storage cabinets. The large staircase leads you to the upper level with 3 bedrooms, the Primary bedroom offers a WALK-IN CLOSET, 5 PC ENSUITE WITH DOUBLE SINKS, AN OVERSIZED JETTED TUB, AND A STAND-UP SHOWER. The 2 additional bedrooms on this level both offer WALK-IN CLOSETS. The upper level is complete with a 2nd full bathroom. The Basement is fully functional with a large family room that offers a kitchenette/wet bar ready for hookup, then a completed 4th BEDROOM AND FULL BATHROOM ENSUITE OFF THIS BEDROOM. There is a SEPARATE ENTRANCE TO THIS LOWER LEVEL, this space could be used for your family or completed to a future mortgage helper. This move-in ready home is the ideal home for families with young children so they can play worry-free in the quiet cul de sac and also have quick access to schools, and all amenities including Eagle Ridge Commons and Landmark Theater. Call today for your personal tour.**

Inclusions: **Fridge, stove, dishwasher, washer, dryer, all window coverings, central a/c, garage heater, shed in yard**

Property Listed By: **COLDWELL BANKER UNITED**

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

















