



THE
A-TEAM

**RE/MAX
FIRST**

108 CRANE Rise, Fort McMurray T9K 0R6

MLS®#: **A2118181**

Area: **Eagle Ridge**

Listing Date: **03/29/24**

List Price: **\$524,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 29-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2010**
Lot Information
Lot Sz Ar: **4,489 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,604**
Low Sqft:
Ttl Sqft: **1,604**

DOM

49
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Garden,Landscaped,Standard Shaped Lot**
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`0" x 7`5"
Laundry	Main	7`8" x 11`2"
4pc Bathroom	Second	5`0" x 9`8"
Bedroom	Second	10`11" x 12`2"
Bedroom - Primary	Second	12`8" x 11`11"
Bedroom	Basement	10`2" x 12`3"
Game Room	Basement	16`5" x 11`4"

Room	Level	Dimensions
Dining Room	Main	13`1" x 7`5"
Living Room	Main	19`0" x 12`0"
4pc Ensuite bath	Second	4`11" x 9`10"
Bedroom	Second	11`1" x 12`1"
4pc Bathroom	Basement	9`0" x 7`0"
Den	Basement	8`11" x 10`8"
Furnace/Utility Room	Basement	15`4" x 5`5"

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0827243

Remarks

Pub Rmks: **Welcome to 108 Crane Rise, a stunning two-storey home boasting ample space and a prime location directly across from two great schools in Eagle Ridge. Surrounded by parks, playgrounds, and trails, and conveniently close to shopping, restaurants, and entertainment, this home offers the perfect blend of comfort and convenience. As you step inside, you'll be greeted by soaring ceilings in the entryway, setting the stage for the bright and open main living area. Tile floors lead you into the kitchen, which features beautiful wood cabinets, granite countertops, stainless steel appliances (including a gas range), and a corner pantry for ample storage. The adjacent dining space is ideal for hosting gatherings, complemented by a coffee bar with built-in floating shelves. In the living room, hardwood floors and a natural gas fireplace offer warmth and charm, while an exterior door provides access to the back deck. Alternatively, you can step outside through the second door located in the back laundry/mudroom, which also features live-edge shelves and countertop, a built-in bench, and a convenient two-piece bathroom. Ascending the stairs, you'll find the second level where three bedrooms await. The first two bedrooms boast feature walls for added character, with a four-piece bathroom conveniently nestled between them. The primary bedroom offers ample space for a king-size bed, along with a walk-in closet and a four-piece ensuite bathroom. The lower level is fully developed and cozy, featuring carpeted floors, a fourth bedroom, a spacious den with double pocket doors, and a family room perfect for movie nights or watching the big game. Outside, the beautifully landscaped backyard provides a tranquil retreat with a raised garden and a large back deck. Accessible from the backyard is the perfectly sized 22x22 heated garage, ready to accommodate your vehicle or serve as a space for your hobbies. With fresh paint adorning the walls and meticulously maintained high-end finishes throughout, this home is ready for new owners to appreciate its exceptional location and amenities. Don't miss out—schedule your tour today!**

Inclusions: **Garage Fridge negotiable.**
Property Listed By: **The Agency North Central Alberta**

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











