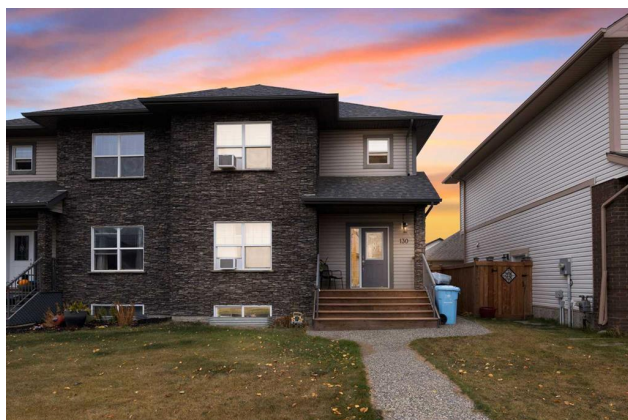


# 130 MERGANSER Crescent, Fort McMurray T9K0S4

MLS® #: **A2120762** Area: **Eagle Ridge** Listing Date: **04/05/24** List Price: **\$479,900**  
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



## General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Fort McMurray**  
 Year Built: **2010**  
 Lot Information  
 Lot Sz Ar: **3,451 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **1,674**  
 Low Sqft:  
 Ttl Sqft: **1,674**

## DOM

**31**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

**Back Lane,Back Yard,Few Trees,Front Yard,Lawn,Interior Lot,Landscaped,Level,Street Lighting,Rectangular Lot**  
**Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Off Street,On Street,See Remarks**

## Utilities and Features

Roof: **Asphalt Shingle** Construction: **Mixed,Vinyl Siding,Wood Frame**  
 Heating: **In Floor,Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer: **BBQ gas line,Private Yard,Storage** Water Source:  
 Ext Feat: **BBQ gas line,Private Yard,Storage** Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Instant Hot Water,Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Tankless Water Heater,Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Chandelier,High Ceilings,Kitchen Island,Laminate Counters,Pantry,See Remarks,Separate Entrance**  
 Utilities:

## Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	8`2" x 7`0"	Dining Room	Main	13`4" x 13`4"
Kitchen	Main	11`1" x 10`4"	Living Room	Main	19`0" x 13`9"
4pc Bathroom	Second	9`6" x 4`11"	4pc Ensuite bath	Second	5`7" x 8`11"
Bedroom	Second	13`6" x 10`0"	Bedroom	Second	10`10" x 10`7"
Laundry	Second	9`7" x 5`0"	Bedroom - Primary	Second	18`8" x 13`11"
4pc Ensuite bath	Basement	7`9" x 5`0"	4pc Bathroom	Basement	7`9" x 5`1"

Bedroom	Basement	12`5" x 11`5"	Bedroom	Basement	12`5" x 11`1"
Kitchenette	Basement	12`0" x 9`11"	Legal/Tax/Financial		

Title:		Zoning:	
Fee Simple		R2	
Legal Desc:	0826363		Remarks

Pub Rmks:	<p><b>Welcome to 130 Merganser Crescent located in Eagle Ridge within walking distance to elementary schools, restaurants, parks, and the Birchwood Trails. This home was built by Alves Construction and features 5 beds (with 3 ENSUITES), 4.5 baths, an illegal BASEMENT SUITE and DETACHED DOUBLE GARAGE. This home recently underwent a \$15,000 RENOVATION including FRESH PAINT (walls, trim &amp; ceiling), NEW CARPETS &amp; REFINISHED KITCHEN CABINETRY! The main floor features a living room with hardwood flooring, an oversized 2pc bath and an eat-in kitchen. The kitchen is equipped with dark walnut cabinetry, STAINLESS STEEL APPLIANCES including a GASRANGE STOVE and eat-up BREAKFAST BAR. Across from the kitchen is a large dining nook with access to the rear deck through sliding glass doors, nicely combining indoor/outdoor space. As you head outside into the FENCED BACKYARD there is a BUILT-IN GAS LINE for your BBQ and access to the DETACHED DOUBLE GARAGE (23' x 23') THAT IS INSULATED &amp; WIRED. The upper level features a laundry room, a shared4pc bath and three good-sized bedrooms. The SPACIOUS MASTER BEDROOM offers plenty of storage space with HIS &amp; HER CLOSETS &amp; 4PCENSUITE. As you head into the basement, there is a SEPARATE EXTERIOR ENTRANCE, keeping this space completely separate from the upstairs. The ILLEGAL SUITE has its own thermostat (IN-FLOOR HEAT), SEPARATE LAUNDRY &amp; KITCHENETTE with a wet bar/fridge. Additionally, there are two good-sized bedrooms each with their own 4PC ENSUITE - ideal for a homeowner looking for a property with RENTAL INCOME or older kids wanting their own space. BONUS FEATURES: hot water on demand &amp; roughed in central vacuum. Schedule a showing today!</b></p>
Inclusions:	SS Stove, SS Dishwasher, SS Fridge, OTR SS Microwave, Fridge, Washer & Dryer x 2, Garage Door Opener.
Property Listed By:	KIC Realty

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





