



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**180 MERGANSER Crescent, Fort McMurray T9K 0S5**

MLS®#: **A2126815**

Area: **Eagle Ridge**

Listing Date: **04/29/24**

List Price: **\$789,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$10k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2009**  
Lot Information  
Lot Sz Ar: **8,447 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,745**  
Low Sqft:  
Ttl Sqft: **1,745**

DOM

**236**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.0 (3 0)**  
Style: **Modified Bi-Level**

Parking

Ttl Park: **6**  
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Greenbelt,Landscaped,Pie Shaped Lot**  
Park Feat: **Aggregate,Double Garage Detached,Drive Through,Heated Garage,Side By Side,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **See Remarks**  
Int Feat: **Bar,Breakfast Bar,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`1" x 22`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`10" x 19`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`8" x 12`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 11`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 9`4"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`6" x 4`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`2" x 19`1"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>8`5" x 5`9"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`5" x 11`9"</b>	<b>Game Room</b>	<b>Lower</b>	<b>25`3" x 32`5"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`6" x 13`7"</b>	<b>3pc Bathroom</b>	<b>Lower</b>	<b>8`7" x 5`9"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**0826363**

Remarks

Pub Rmks:

**Welcome to your sophisticated upgraded home located at 180 Merganser Crescent! Built in 2009, this stunning modified bi-level offers contemporary living at its finest. With 2,907 square feet of meticulously designed space, including the basement, and situated on an impressive 8,447 square foot lot, this residence embodies luxury and comfort. Featuring four spacious bedrooms, this home provides ample space for families or those who love to entertain. Each room boasts carefully crafted renovations that enhance both style and functionality, ensuring a modern living experience. The heart of this home lies in its exquisite kitchen that was updated in 2023. The renovated kitchen is a chef's delight, equipped with natural gas range & pot filler, custom cabinetry, and quartz countertops + a massive island! The open-concept design seamlessly connects the kitchen to the inviting living room, creating an ideal space for gatherings and relaxation. This level offers 2 mirrored bedrooms with California closets, perfectly situated between the 4 piece bathroom. Above the garage is your primary suite, complete with vaulted ceiling, stone access wall, large windows, walk-in closet again complete with custom CALIFORNIA CLOSETS & a 4 piece ensuite. Descending to the walkout basement, you'll discover an entertainer's paradise. The open layout creates an inviting space, perfect for hosting gatherings or relaxing the basement features a wet bar area, & natural gas fireplace. While continued flooring from upstairs provides a cohesiveness throughout. The basement also houses a fourth bedroom, offering privacy and comfort for guests or family members. New hot water on demand installed in 2020 ensures convenience and efficiency. The walkout access to the backyard adds a touch of luxury to everyday living. One of the standout features of this property is its TRIPLE car garage, complete with a convenient drive-through to the 20x20 HEATED shop. Also note the driveway from Triple to shop offers stamped concrete. Whether you're a car enthusiast, simply need extra storage space, this garage provides endless possibilities. Outside, the expansive driveway offers ample parking, while the large lot provides plenty of room for outdoor activities and landscaping potential. Enjoy summer barbecues and evenings under the stars in your private backyard oasis. Conveniently located near schools, parks, and amenities, this home offers the perfect balance of tranquility and accessibility. Don't miss out on the opportunity to make this your forever home. Schedule a viewing today.**

Inclusions:

**Window Coverings, Fridge, Natural Gas Stove, OTR Microwave, Dishwasher, Washer, Dryer, Tv Mounting brackets (upstairs Living room, Basement, Master Bedroom, basement bedroom, Garage). Garage overhead opener x 2 + remove, Garage heater, secondary garage Heater, overhead opener.**

Property Listed By:

**COLDWELL BANKER UNITED**

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











