



THE A-TEAM

RE/MAX FIRST

143 MERGANSER CRESCENT , Fort McMurray T9K 0S5

MLS@#: A2131095 Area: Eagle Ridge Listing Date: 05/10/24 List Price: \$379,900
Status: Pending County: Wood Buffalo Change: -\$8k, 03-Aug Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Full Duplex
City/Town: Fort McMurray
Year Built: 2012
Finished Floor Area: 1,509
Lot Sz Ar: 3,286 sqft
Ttl Sqft: 1,509

DOM

129
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey,Side by Side

Access:
Lot Feat: Back Lane,Back Yard,City Lot
Park Feat: Parking Pad

Parking
Ttl Park: 4
Garage Sz:

Utilities and Features

Roof: Asphalt
Heating: Central
Sewer:
Ext Feat: Lighting
Construction: Mixed
Flooring: Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings
Int Feat: See Remarks
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Kitchen, 4pc Bathroom, Bedroom, etc. across Main, Second, and Basement levels.

Title: **Fee Simple**  
Legal Desc: **1223021**

Zoning: **R3**

Remarks

Pub Rmks: **Welcome to 143 Merganser Crescent Eagle Ridge neighborhood in Fort McMurray. This home boasts 1,509 sqft up + fully developed basement. You're close to some of the best schools, ( Walter and Gladys Hill Public school or St. Kateri Catholic School are a 2-minute walk) parks, restaurants, state-of-the-art movie theatres, various fast food, and a quick walk to my personal favorite, the delicious East Village Pub! This home is in the heart of Eagle ridge, a very walkable community but is a close 5-minute drive to downtown or the highway to site! As you enter, you'll be greeted by a warm and inviting foyer, complete with tasteful tile flooring that leads to the formal living room. The open-concept kitchen, family, and dining room are perfect for entertaining guests and creating lasting memories with your loved ones. With its 9-foot ceilings and ample natural light, this space is the heart of the home and will undoubtedly become your family's favorite gathering spot. The main floor also features hardwood flooring, a convenient half-bath, and a kitchen that's sure to impress. With its stainless steel appliances, generous cupboard and counter space, and optional electric or gas line stove hook up, you'll have everything you need to whip up your family's favorite meals. Upstairs, you'll find three bedrooms, two full bathrooms, and a laundry area. The large master bedroom features a 4-piece ensuite and a walk-in closet, providing a tranquil retreat after a long day. The other two bedrooms are perfect for children or guests, and the second full bathroom ensures that everyone has their own space. The separate entrance to the basement provides endless possibilities for the next lucky homeowner. Whether you want to use it for extra storage space, a home gym, or even a separate living area, the choice is yours! Located close to amenities and schools, this home is the perfect starter home for a family looking to put down roots in a vibrant and welcoming community. Say goodbye to condo fees and hello to home!**

Inclusions: **Fridge(2), Microwave(2), Washer front load(2), Dryer Front Load(2), Stove, Dishwasher, Window Blinds**  
Property Listed By: **COLDWELL BANKER UNITED**

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