

Legal Desc: 0725263

Remarks

Pub Rmks: **Welcome to this bright and charming home in the well-developed and vibrant community of Eagle Ridge. With incredible high ceilings and large windows, the natural lighting create a spacious feel for entertaining in the open concept kitchen and living room space. The view from each room provides the utmost privacy and a secluded atmosphere, as they are all positioned in front of a natural landscape. This home is walking distance to two esteemed and highly rated schools; St Kateri Catholic School, as well as Walter and Gladys Hill Public School. Just another short five minute walk away and you will reach The Commons at Eagle Ridge, a large newly-built plaza that features many restaurants, shops and fast food joints. With a bus stop close by, reaching these amenities has never been easier and more convenient. The neighbourhood of Eagle Ridge includes many parks and trails that are accessible and paved for biking or just simply going on a nature walk with the family. The Birchwood Trails span over 135 kilometres with one of the direct access points being Eagle Ridge itself. If you are looking for a home with multiple parking spots, look no further. The large lot in the backyard offers two spaces as well as the well-maintained and heated garage, ideal for cold winter months in northern Alberta. Street parking is also available and abundant. The basement is its own illegal suite with a full kitchen, living area and two luminous bedrooms, imitating the large window design upstairs. All in all, this home is in pristine condition with numerous renovations done over the years. A family friendly community with inviting neighbours is something that is so unique about this area. Being in the heart of it is a unique opportunity that not many other Fort McMurray communities offer!**

Inclusions: **Call seller directly**
Property Listed By: **Honestdoor Inc.**

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