



THE
A-TEAM

**RE/MAX
FIRST**

231 MERGANSER Crescent, Fort McMurray T9K 0S4

MLS® #: **A2149476** Area: **Eagle Ridge** Listing Date: **07/14/24** List Price: **\$569,000**
 Status: **Active** County: **Wood Buffalo** Change: **-\$21k, 06-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2009** Abv Sqft: **1,795**
Lot Information Low Sqft:
 Lot Sz Ar: **4,387 sqft** Ttl Sqft: **1,795**
 Lot Shape:

DOM

64
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Corner Lot,Landscaped**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air,Natural Gas** **See Remarks**
 Sewer:
 Ext Feat: **None** Flooring: **Hardwood,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **Crown Molding,Granite Counters,Kitchen Island,Open Floorplan,Track Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`1"	4pc Bathroom	Second	6`2" x 8`0"
4pc Ensuite bath	Second	10`11" x 10`7"	Bedroom	Second	13`0" x 12`1"
Bedroom	Second	11`1" x 11`1"	Bedroom - Primary	Second	13`11" x 15`6"
Bedroom	Second	13`0" x 12`1"	Bedroom	Basement	11`1" x 8`0"
Dining Room	Main	6`2" x 12`10"	Eat in Kitchen	Main	10`1" x 11`7"
Great Room	Main	9`11" x 10`2"	Bedroom	Basement	9`7" x 10`2"
Living/Dining Room Combination	Basement	6`8" x 12`9"	Laundry	Basement	0`0" x 0`0"

4pc Bathroom

Basement

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R1S

0826363

Remarks

Pub Rmks:

Welcome to 231 Merganser Cres - WOW! Immerse yourself in the elegance and comfort of this impressive 6-bedroom, 4-bathroom home, set on a huge corner lot that offers a walkable lifestyle near all amenities, schools, and transportation routes. With 2401 square feet of beautifully designed total living space, this single family home is on the market for sale and ready to captivate. Step inside and be dazzled by the abundance of natural light, high ceilings, and an inviting open concept floor plan. The brand-new vinyl plank flooring on the main floor is sure to catch your eye, flowing seamlessly into the hardwood stairs, while the vinyl plank-finished basement adds to its sophisticated charm with no carpet throughout. The living space is further accentuated by a cozy fireplace, perfect for creating a warm ambiance on chilly evenings. The attached double HEATED garage is provides ample room for additional storage or a workshop space. Bonus features include RV PARKING at the back of the home with a large concrete driveway, ideal for outdoor enthusiasts. The heart of the home - the kitchen - doesn't disappoint with an enticing eat-up island, rich dark mocha cabinetry, striking NEW chevron-style backsplash, stainless steel appliances, and updated light fixtures that all contribute to the exquisite aesthetic of the space. Retreat upstairs to discover 4 of the 6 bedrooms, including a serene primary bedroom complete with its own ensuite with CORNER JETTED TUB AND SEPARATE SHOWER for a private escape. The DEVELOPED BASEMENT adds the advantage of a SEPARATE ENTRANCE and includes a kitchen, dining/living area expanding the home's versatility for hosting guests or accommodating a multigenerational family setup, with 2 bedrooms and another

Inclusions:

Property Listed By:

fridge x 2, stove x 1, countertop range (basement) x 1, washer/dryer x 2, garage door opener, heater in garage, central a/c RE/MAX FORT MCMURRAY

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