

328 ERMINE Crescent, Fort McMurray T9H 4M6

MLS®#:	A2151591	Area:	Thickwood	Listing Date:	07/23/24	List Price: \$699,999
Status:	Active	County:	Wood Buffalo	Change:	None	Association: Fort McMurray



55 <u>Layout</u> Beds: Baths: Style:	6 (4 2) 3.0 (3 0)
Beds: Baths:	
Baths:	
	3.0 (3 0)
Chulou	
Style:	Bungalow
Parking	
	4
Garage Sz:	2
h	<u>Parking</u> Ttl Park: Garage Sz: dscaped,Many Trees,Underg

Backs on to Park/Green Space, Garden, Greenbelt, Landscaped, Many Trees, Underground Sprinklers, Treed Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street, RV Access/Parking

Utilities and Features

Roof:	Asphalt Shingle		Construction:	Construction: Vinyl Siding,Wood Frame Flooring:						
Heating:	Fireplace(s),Forced Air,Natural Gas		Vinyl Siding,Wood Frame							
Sewer:			Flooring:							
Ext Feat:	Fire Pit,Garden,Lighting		Carpet, Hardwood, Other	Carpet, Hardwood, Other						
			Water Source:	Water Source: Fnd/Bsmt:						
			Fnd/Bsmt:							
		Wood								
Kitchen Appl:	Built-In Oven,Centra	Built-In Oven,Central Air Conditioner,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Washer/Dryer Bookcases,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Quartz Counters,Separate Entrance,Vinyl Windows								
Int Feat: Utilities:	Bookcases,Built-in F									
o cincles.			Room Information							
Room	Level	Dimensions	<u>Room</u>	Level	Dimensions					
4pc Ensuite bat	h Main	10`6" x 8`5"	Bedroom - Primary	Main	14`4" x 13`7"					
Living Room	Main	22`3" x 14`1"	4pc Bathroom	Main	7`8" x 7`3"					
Bedroom	Main	12`4" x 9`10"	Bedroom	Main	12`5" x 9`11"					
Dining Room	Main	11`2" x 10`10"	Kitchen	Main	21`2" x 14`0"					
Office	Main	10`9" x 9`9"	Bedroom	Second	20`10" x 15`8"					
Storage	Second	10`3" x 10`1"	4pc Bathroom	Basement	10`11" x 7`10"					
Kitchen	Basement	13`4" x 10`3"	Bedroom	Basement	14`6" x 9`1"					

Bedroom Media Room Great Room	Basement Basement Basement	9`4" x 9`0" 21`9" x 13`3" 18`11" x 13`5"	Library Office Wine Cellar Legal/Tax/Financial	Basement Basement Basement	14`1" x 10`9" 10`7" x 9`4" 13`4" x 9`0"
Title: Fee Simple Legal Desc:	7822691	Zoning: R1	Remarks		
Pub Rmks: Inclusions: Property Listed By:	 Rmks: Welcome to 328 Ermine Crescent, a custom-finished bungalow nestled on some of the most sought-after land in Fort McMurray. This residence offer of luxury and tranquility, allowing you to enjoy every day in your own private oasis without the need to escape to the countryside. Step outside into sanctuary featuring a hot tub, fire pit, tranquil garden, large deck with a partially covered pergola, and exquisite water features. Your backyard is crelaxation and entertainment. The front yard is equally impressive, boasting a beautiful garden and charming front porch—the perfect spot to watch by. Inside, the home is finished with the highest quality materials. The kitchen is equipped with top-of-the-line WOLF and JENN-AIR appliances, impre quartz countertops, and eye-catching fixtures throughout. The custom-laid tile in the kitchen proudly displays, In Vino Veritas, emphasizing the hor winery charm. This home features is bedrooms, a main floor office, a fully developed basement with a separate entrance, and a primary suite desig luxury. The primary suite includes dual closets with 8' doors and an ensuite with a custom clawfoot tub and steam shower. Additional space include storage area above the garage. The living room features a wood-burning fireplace set in floor-to-ceiling stone, and natural light floods through the enhancing its charm and elegance. This residence embodies charm, tastefulness, timelessness, high-end finishes, and tranquility. A cedar wine cells capacity for 408 bottles awaits your finest collection. Every room in this home has been thoughtfully renovated, and the full media room, complete TV, surround sound and custom built-ins, is perfect for immersive entertainment. When you think of a home that offers all these qualities, you think Crescent. Welcome to your new home, where luxury and comfort await you at every turn. 				untryside. Step outside into your private features. Your backyard is designed for th—the perfect spot to watch the world go d JENN-AIR appliances, imported mosaic tile, eritas, emphasizing the home's European te, and a primary suite designed for ultimate er. Additional space includes a separate ral light floods through the entire home, ranquility. A cedar wine cellar with a full media room, complete with a projector all these qualities, you think of 328 Ermine re, hood fan, washer and dryer. Misc: All

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