



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**106 MERGANSER Crescent, Fort McMurray T9K 0S4**

MLS®#: **A2153586**

Area: **Eagle Ridge**

Listing Date: **08/05/24**

List Price: **\$429,888**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Fort McMurray**  
Year Built: **2010**

Lot Information  
Lot Sz Ar: **4,164 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Landscaped,Private,Rectangular Lot**  
Park Feat: **Double Garage Detached,Garage Door Opener,Heated Garage,Insulated,Oversized**

DOM

**44**

Layout

Beds: **3 (2 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey,Side by Side**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,In Floor,Forced Air,Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Private Entrance,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Garage Control(s),Gas Stove,Microwave,Refrigerator,Tankless Water Heater,Washer,Washer/Dryer,Window Coverings**  
Int Feat: **Bar,Closet Organizers,Crown Molding,French Door,Kitchen Island,Pantry,See Remarks,Separate Entrance,Soaking Tub,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

| <u>Room</u>              | <u>Level</u>    | <u>Dimensions</u>      | <u>Room</u>             | <u>Level</u>    | <u>Dimensions</u>   |
|--------------------------|-----------------|------------------------|-------------------------|-----------------|---------------------|
| <b>2pc Bathroom</b>      | <b>Main</b>     | <b>6`10" x 8`5"</b>    | <b>4pc Ensuite bath</b> | <b>Upper</b>    | <b>5`5" x 9`0"</b>  |
| <b>Bedroom - Primary</b> | <b>Upper</b>    | <b>19`4" x 17`10"</b>  | <b>4pc Ensuite bath</b> | <b>Upper</b>    | <b>9`0" x 5`6"</b>  |
| <b>Bedroom</b>           | <b>Upper</b>    | <b>12`8" x 12`10"</b>  | <b>4pc Bathroom</b>     | <b>Basement</b> | <b>5`0" x 7`11"</b> |
| <b>Bedroom</b>           | <b>Basement</b> | <b>13`10" x 13`10"</b> |                         |                 |                     |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R2**

**0826363**

Remarks

Pub Rmks:

**AMAZING OPPURTUNITY TO OWN AT A GREAT PRICE WITH TONS OF SQ FT; COMING IN JUST UNDER 2300 SQ FT OF LIVING SPACE AND A DETACHED, OVERSIZED DOUBLE HEATED GARAGE 24X24 IN SIZE(ext measurements), AND IN WALKING DISTANCE TO SCHOOLS IN EAGLE RIDGE. You will be hard pressed to find this home in this market for under \$450k. This spacious ALVES built home features a fantastic layout that begins with 9ft ceilings , an oversized front foyer that leads to your living room featuring hardwood floors. This home has a great open feel, although your living room and kitchen are not open to each other. The masssive kitchen gives you a great space to entertain or loads of room for you family to enjoy evening meals together. The custom quality kitchen has loads of cabinets, large island with eat up breakfast bar, pantry, stainless appliances including a gas range. In addition this eat in kitchen features a massive dining room area. This main level is complete with no carpet just hardwood floors and title, and a 2 pc powder room. The upper level offers to Primary bedrooms each featuring a full ensuite and large closet spaces. The offer level features an upper level separate laundry room. The fully finished basement features SEPARATE ENTRANCE, INFLOOR HEAT, WET BAR/ KITCHENETTE, AND INFLOOR HEAT. This lower lower level offer lots of versatility and can be additional space for the upper level, or a great mortgage helper. Complete with a bedroom, full bathroom, family room, laundry room and lots of storage. Other mentionable features of this amazing property, CENTRAL A/C, HOT WATER ON DEMAND, CENTRAL VAC, and a large front and rear yard with flower gardens, beautiful landscaping, and additional truck parking or RV PARKING, right next to your garage. Call and schedule your tour of this fantastic opportunity to own.**

Inclusions:  
Property Listed By:

**FRIDGE, GAS STOVE, DISHWASHER, WASHER, DRYER, WINDOW COVERINGS, GARAGE HEATER, CENTRAL A/C, ALL BASEMENT FURNISHINGS  
COLDWELL BANKER UNITED**

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













