

117 MERGANSER Place, Fort McMurray T9K0S4

MLS®#: **A2154658** Area: **Eagle Ridge** Listing **08/01/24** List Price: **\$585,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$14k, 03-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **4,717 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,973**
 Low Sqft:
 Ttl Sqft: **1,973**

DOM

48
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Landscaped**
 Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Front,Heated Garage,Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
 Sewer: Ext Feat: **Other** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`9"	Dining Room	Main	18`2" x 8`11"
Kitchen	Main	11`11" x 9`11"	Living Room	Main	12`1" x 12`0"
Office	Main	10`6" x 8`1"	4pc Bathroom	Second	8`2" x 5`0"
4pc Ensuite bath	Second	9`10" x 9`6"	Bedroom	Second	13`1" x 12`1"
Bedroom	Second	10`6" x 10`4"	Bonus Room	Second	18`0" x 12`2"
Laundry	Second	6`6" x 6`6"	Bedroom - Primary	Second	12`0" x 12`0"
3pc Bathroom	Basement	7`7" x 5`0"	Bedroom	Basement	12`1" x 11`4"

Dining Room

Basement

7' 10" x 6' 1"

Game Room
Legal/Tax/Financial

Basement

9' 10" x 8' 4"

Title:
Fee Simple
Legal Desc:

0826363

Zoning:
R1

Remarks

Pub Rmks: **BACKS GREEN SPACE, QUIET CUL-DE-SAC, BONUS ROOMS, DOUBLE GARAGE, WALKING DISTANCE TO SCHOOLS, SHOPPING, RESTAURANTS AND MOVIE THEATRE!**
Welcome to 117 Merganser Place, a stunning 2-story residence nestled in one of Eagle Ridge's most sought-after neighbourhoods. This lovely maintained home boasts 4 spacious bedrooms and 3.5 bathrooms, offering ample space for your family. Step inside to rich hardwood floors that flow throughout the main level. The large kitchen is a delight, featuring quartz countertops, a pantry, and modern appliances. Adjacent to the kitchen is a cozy living room complete with a gas fireplace, perfect for family gatherings and relaxing evenings. Finishing off the main floor is an office overlooking the greenspace and a 2pc bathroom. Upstairs, you'll find a bonus room that provides a versatile space for a playroom, or additional lounge area, also featuring a gas fireplace. The master suite and additional bedrooms are designed with comfort in mind, providing plenty of space and natural light. On the second floor you will also find your laundry, the primary ensuite with soaker tub and a full common bathroom. The fully finished basement expands your living space with a family room, an additional bedroom, and a full bathroom. It also includes a kitchenette, making it an ideal space for guests or extended family. Freshly painted from top to bottom, this home is move-in ready. It backs onto the beautiful Birchwood Trails, offering over 100 kilometers of trails for walking, running, hiking, skiing, or biking. Outdoor enthusiasts will love the convenience and natural beauty right in their backyard. Situated close to schools, shopping, and highway access, 117 Merganser Place provides everything you need for a convenient and comfortable lifestyle. This home truly checks all the boxes for modern family living. Don't miss the opportunity to make this exceptional property your new home. Schedule a viewing today and experience the best of Eagle Ridge living!

Inclusions: **Fridge, stove, hood fan, dishwasher, washer and dryer, sump pump, window coverings, garage door opener and remote, AC**
Property Listed By: **RE/MAX FORT MCMURRAY**

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





