



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**111 WIDGEON Place, Fort McMurray T9K 0R4**

MLS®#: **A2158773**

Area: **Eagle Ridge**

Listing Date: **08/19/24**

List Price: **\$679,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2010**  
Lot Information  
Lot Sz Ar: **4,807 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,477**  
Low Sqft:  
Ttl Sqft: **2,477**

DOM

**30**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Lawn,Landscaped**  
Park Feat: **Double Garage Attached,Driveway,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Family Room</b>	<b>Main</b>	<b>15`8" x 11`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`11" x 14`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 4`11"</b>
<b>Living Room</b>	<b>Second</b>	<b>14`7" x 19`2"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>12`6" x 11`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`4" x 5`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>22`1" x 14`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`11" x 11`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`6" x 8`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>16`2" x 14`10"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>5`1" x 10`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`2" x 11`7"</b>

<b>Bedroom</b>	<b>Second</b>	<b>11`2" x 13`11"</b>	<b>Game Room</b>	<b>Basement</b>	<b>21`7" x 13`3"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>11`8" x 10`3"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>13`9" x 11`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`4" x 13`2"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>10`10" x 5`11"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>10`10" x 8`2"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **0920355**

Zoning:  
**R1**

Remarks

Pub Rmks: **Welcome to 111 Widgeon Place: Discover this exquisite, impeccably crafted 2477 SQFT family home nestled within a cul-de-sac in the esteemed Eagle Ridge neighbourhood. Boasting a remarkable TWO-BEDROOM LEGAL SUITE, this residence presents a prime opportunity with a mortgage helper to offset your mortgage. Step into this inviting and move-in-ready sanctuary, freshly adorned with NEW timeless paint throughout the main and upper levels, complemented by UPGRADED LIGHT FIXTURES and rich hardwood floors. As you enter through the grand foyer, a versatile front flex room beckons—a space that could easily transform into a home office, cozy sitting area, or formal dining with an abundance of natural light. Continuing through the main level reveals an expansive open-concept living area. The heart of the home shines with a generously sized kitchen boasting a large island and breakfast bar, with granite countertops, a gas stove, dovetailed cabinets, a spacious walk-in pantry, and a modern tiled backsplash. The adjoining living room exudes warmth with its gas fireplace, accompanied by a mantel with BUILT-IN shelving. A dining nook bathed in natural light from surrounding windows opens onto a sizable deck with a gas BBQ hookup, perfect for entertaining. Completing the main level is a convenient 2-piece powder room, laundry room and mudroom off the garage with board and batten details. Ascend to the upper level, where you will find a bonus room boasting vaulted ceilings, a tasteful feature wall, and a cozy gas fireplace—this upper-level further hosts three generously sized bedrooms and two full bathrooms. The primary suite is a haven unto itself, featuring a 10-foot walk-in closet and a luxurious 5-piece ensuite complete with a jetted tub, double sinks, and a stand-up shower. The fully developed lower level unveils a SEPARATE ENTRANCE meticulously finished TWO-BEDROOM LEGAL SUITE with tasteful finishings. With in-suite laundry, a full kitchen, two bedrooms, and a full bathroom, this space offers versatile living arrangements. The exterior of the property boasts a beautiful front porch, a large driveway with RV parking potential, and a fully fenced/landscaped yard with a south-exposure backyard. Completing this property is an attached heated double-car garage with an additional closet. This one-of-a-kind residence is a LUXURY choice at an UNMATCHED PRICE, so check out the photos, floor plans, 3D tour, and call today to schedule a viewing and experience the allure of this remarkable home in person.**

Inclusions:  
 Property Listed By: **Refrigerator X2, Stove X2, (one gas), Dishwasher X2, Dryer X2, Built-In Speaker System, A/C, Garage Heater, and All Window Coverings ROYAL LEPAGE BENCHMARK**

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











