



THE
A-TEAM

**RE/MAX
FIRST**

175 HERON Place, Fort McMurray T9K 0P6

MLS®#: **A2164620**

Area: **Timberlea**

Listing Date: **09/11/24**

List Price: **\$696,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$8k, 27-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2010**
Lot Information
Lot Sz Ar: **6,852 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,285**
Low Sqft:
Ttl Sqft: **2,285**

DOM

71
Layout
Beds: **5 (5)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space,Cul-De-Sac,Fruit Trees/Shrub(s),Lawn,No Neighbours Behind,Landscaped,Level,Street Lighting,See Remarks
Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Balcony,Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**
Int Feat: **Granite Counters,High Ceilings,Open Floorplan,Pantry,See Remarks,Separate Entrance,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	8`0" x 3`0"	Dining Room	Main	10`0" x 20`0"
Kitchen	Main	9`9" x 13`0"	Laundry	Main	8`0" x 5`5"
Living Room	Main	13`5" x 13`0"	Bedroom	Main	11`4" x 12`6"
4pc Bathroom	Second	10`5" x 5`0"	5pc Ensuite bath	Second	17`5" x 12`2"
Bedroom	Second	11`0" x 11`2"	Bedroom	Second	12`7" x 12`3"
Bedroom	Second	12`0" x 11`4"	Bedroom - Primary	Second	18`7" x 20`3"
4pc Bathroom	Basement	5`0" x 8`4"	Game Room	Basement	30`9" x 20`0"

Storage	Basement	4`7" x 4`2"	Furnace/Utility Room	Basement	12`0" x 12`2"
			Legal/Tax/Financial		

Title: **Fee Simple**
 Legal Desc: **0827243**

Zoning: **R1**

Remarks

Pub Rmks: **4 BEDROOMS UPSTAIRS! Perfect Family Home Backing Onto Two Elementary Schools! Welcome to 175 Heron Place, the ideal home for growing families located in the heart of the desirable Eagle Ridge subdivision. Nestled in a peaceful cul-de-sac and backing directly onto two elementary schools, this stunning custom-built home offers unbeatable convenience for families with young children. Imagine sending your kids off to school with just a quick stroll through your backyard—talk about a dream location! Not only does this home back onto a school field and little league diamond, but it also offers breathtaking river valley views, creating a picturesque setting for your family’s daily life. With 4 BEDROOMS UPSTAIRS plus a MAIN FLOOR OFFICE, this high-end home provides ample room to grow and make memories. The main floor features a beautiful kitchen with two-toned cabinetry, granite countertops, a corner pantry, and new appliances, all less than 3 years old. The kitchen opens up to the dining room and living room with an abundance of windows and a gas fireplace. Adjacent to the foyer, you’ll find a versatile flex room with built in storage perfect for a home office (hello home based business), playroom, or even guest bedroom. Additionally, the main floor includes a powder room, a laundry room, and a mudroom leading to the attached garage. A grand staircase leads to the second floor, where you’ll be greeted by tall 9ft ceilings (a rare second floor feature). The primary bedroom boasts expansive windows with park and river valley views, a sitting area with a private balcony, a 5-piece ensuite with dual sinks, a corner jet tub, a walk-in shower, and a massive walk-in closet. There are 3 more spacious bedrooms on this level, 2 of them featuring charming built-in window benches. The bright and airy WALK OUT basement is fully developed with LVP flooring and includes 2 storage rooms, a 4-piece bathroom with in-floor heating, and a huge rec room with a gas fireplace and access to the ground-level patio. The outdoor living space is an entertainer’s dream, with a ground-level concrete patio wired for a future hot tub, a fire pit area, a dining area, garden boxes, and a lounging area, there is even room for a future trampoline or swing set. Enjoy long summer nights watching the sun set reflect off the river valley, or a little league baseball game and on special occasions you can even see the MacIsland fireworks from your back deck. This home also includes thoughtful extras like composite decking, stamped concrete driveway, central A/C, central vac, Control 4 surround system, a garage wired for TV and internet and a 47ft long driveway offering ample parking for multiple vehicles or an RV. Located just a stone’s throw away from Eagle Ridge Commons (perfect for teenagers looking for a part time job) and Birchwood Trails for cross country skiing, biking and hiking. Don’t miss your chance to own this one-of-a-kind family home in a prime location. Book your showing today!**

Inclusions: **Fridge, stove, dishwasher, washer, dryer, all window coverings, central ac, garage heater, central vac & attachments, garage door opener & remote, shed x2, OTR microwave, basement fridge, garage cabinets, flower planters**

Property Listed By: **RE/MAX FORT MCMURRAY**

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













