



THE
A-TEAM

**RE/MAX
FIRST**

164 HERON Place, Fort McMurray T9K 0P6

MLS®#: **A2166226** Area: **Eagle Ridge** Listing Date: **09/18/24** List Price: **\$589,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$10k, 25-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **7,703 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,850**
 Low Sqft:
 Ttl Sqft: **1,850**

DOM

30
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,Few Trees,Gazebo,Front Yard,Landscaped,Standard Shaped Lot**
 Park Feat: **Double Garage Attached,Driveway,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Double Vanity,Granite Counters,Jetted Tub,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`6" x 5`1"	Living Room	Main	15`1" x 13`2"
Kitchen	Main	12`0" x 8`8"	Dining Room	Main	12`0" x 8`5"
Laundry	Main	7`2" x 11`0"	2pc Bathroom	Main	4`10" x 4`11"
Family Room	Second	13`8" x 13`5"	Bedroom - Primary	Second	13`2" x 17`0"
5pc Ensuite bath	Second	12`9" x 14`10"	Bedroom	Second	10`1" x 12`7"
Bedroom	Second	10`9" x 12`0"	4pc Bathroom	Second	8`2" x 4`11"
Game Room	Basement	16`0" x 10`11"	Kitchen	Basement	12`0" x 15`1"

**Bedroom
Furnace/Utility Room**

**Basement
Basement**

**12`7" x 10`10"
7`9" x 9`2"**

4pc Bathroom

Basement

7`7" x 5`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0827243

Zoning:
R1

Remarks

Pub Rmks:

Welcome to 164 Heron Place. Discover this meticulously maintained two-storey residence in its ideal Eagle Ridge location, offering serene southwest views and convenient access to all amenities. Nestled on a quiet cul-de-sac, this turnkey property is just a few steps away from elementary schools, playgrounds, Birchwood Trails, and local entertainment venues. Upon entry, natural light floods the foyer, showcasing soaring ceilings and rich maple railing details. The functional espresso kitchen boasts stainless steel appliances, a built-in pantry, and a raised breakfast bar adjacent to the dining nook. Enjoy seamless indoor-outdoor flow to the fully fenced and landscaped backyard through patio door access from the dining area. The main floor features tile flooring throughout, complemented by hardwood, and the cozy living room features a gas fireplace. A spacious entrance closet, half bathroom, and well-appointed mudroom with utility sink and ample storage enhance practical living in this home. Off the dining room, you will find a backyard that has been a labour of love with an oversized custom deck with a gazebo, interlocking patio stone walkways and a fire pit area, as well as raised garden beds, 3 apple trees, 1 honeyberry tree, a very well maintained lawn, play set and shed for convenience. Ascend the beautifully designed staircase to the upper level, where expansive windows in the bonus room offer picturesque views of the green space. Soft carpeting extends through the primary bedroom, which includes a walk-in closet and a luxurious ensuite with double sinks, a jacuzzi tub, a separate shower, and water closet. Two more bedrooms with oversized closets and a full bathroom with a linen closet complete this level. The garage is a standout feature, offering a heated, double-car space with upper shelves, wine storage and additional storage cabinets. The basement presents versatile living options with a separate entrance suitable for separate living quarters or in-law accommodations. It showcases a spacious family room and a sophisticated kitchenette/wet bar with apartment-style appliances. One additional bedroom and a full bathroom with a stunning stand-up shower round out the basement's offerings. Other upgrades to this home include a water softener, central air conditioning, upgraded blinds, hot water on demand, in-floor heat in the basement, and so much more. Embrace the lifestyle of Eagle Ridge and schedule your showing today to experience everything this remarkable home has to offer.

Inclusions:

Refrigerator, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Gazebo, A/C, All Window Coverings, Garage Heater, Kid's Swing Set, Shed, and Water Softener.

Property Listed By:

ROYAL LEPAGE BENCHMARK

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













