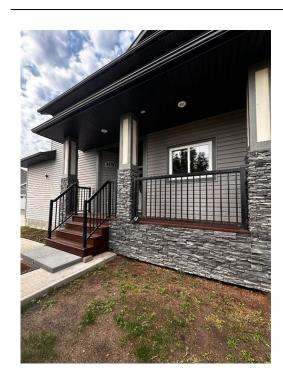


231 MERGANSER Crescent, Fort McMurray T9K 0S4

MLS®#: A2167643 Listing 09/20/24 List Price: **\$554,900** Area: **Eagle Ridge** Date:

Status: Active County: **Wood Buffalo** Change: None Association: Fort McMurray



General Information

Residential Prop Type: Sub Type: Detached

City/Town: Fort McMurray Finished Floor Area Year Built: 2009 Abv Saft:

Lot Information Low Sqft:

Lot Sz Ar: Ttl Sqft: 4,387 sqft 1,796

Lot Shape:

Access:

Lot Feat: Back Lane, Corner Lot, Landscaped Park Feat: **Double Garage Attached, Driveway**

DOM 27

Layout

1,796

6 (42) Beds: 3.5 (3 1) Baths:

2 Storey

Style:

<u>Parking</u>

Ttl Park: 4 Garage Sz: 2

Utilities and Features

Asphalt Shingle Roof: Construction: Heating: Forced Air, Natural Gas See Remarks Sewer:

Flooring:

Ext Feat: None Hardwood, Tile, Vinyl Plank

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: See Remarks

Crown Molding, Granite Counters, Kitchen Island, Open Floorplan, Track Lighting Int Feat:

Utilities:

Room Information

Bedroom Bedroom Dining Room Great Room Living/Dining Room Combination		11`1" x 11`1" 13`0" x 12`1" 6`2" x 12`10" 9`11" x 10`2" 6`8" x 12`9"	Bedroom - Primary Bedroom Eat in Kitchen Bedroom Laundry	Second Basement Main Basement Basement	13`11" x 15`6" 11`1" x 8`0" 10`1" x 11`7" 9`7" x 10`2" 0`0" x 0`0"
4pc Bathroom	Basement		Legal/Tax/Financial		
Title: Fee Simple Legal Desc:	0826363	Zoning: R1S			
Legal Desc.	0010303		Remarks		
Pub Rmks:	that offers a walkable family home is on the concept floor plan. The finished basement adwarm ambiance on chert PARKING at the basenticing eat-up island the exquisite aesthet CORNER JETTED TUB	e lifestyle near all amenities, schoo market for sale and ready to capti le brand-new vinyl plank flooring o ds to its sophisticated charm with hilly evenings. The attached double lack of the home with a large concre I, rich dark mocha cabinetry, striki ic of the space. Retreat upstairs to AND SEPARATE SHOWER for a priva	Is, and transportation routes. With vate. Step inside and be dazzled by in the main floor is sure to catch you no carpet throughout. The living specified garage is provides ample at driveway, ideal for outdoor enthing NEW chevron-style backsplash, so discover 4 of the 6 bedrooms, incluste escape. The DEVELOPED BASEM	2401 square feet of beautifur the abundance of natural liur eye, flowing seamlessly in face is further accentuated by room for additional storage of usiasts. The heart of the horstainless steel appliances, and ding a serene primary bedroent adds the advantage of a	-bathroom home, set on a huge corner lot illy designed total living space, this single ght, high ceilings, and an inviting open to the hardwood stairs, while the vinyl plank y a cozy fireplace, perfect for creating a or a workshop space. Bonus features include me - the kitchen - doesn't disappoint with an id updated light fixtures that all contribute to som complete with its own ensuite with SEPARATE ENTRANCE and includes a amily setup, with 2 bedrooms and another

fridge x 2, stove x 1, dishwasher, washer/dryer x 2, garage heater, central a/c

4pc bath. THIS HOME HAS IT ALL! CALL NOW to experience the grandeur and grace in person.

Property Listed By: RE/MAX FORT MCMURRAY

Inclusions:

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

