



THE
A-TEAM

**RE/MAX
FIRST**

153 CRANE Rise, Fort McMurray T9K0P6

MLS®#: **A2169972**

Area: **Eagle Ridge**

Listing Date: **10/09/24**

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

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 05-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2011**

Finished Floor Area
Abv Sqft: **2,055**
Low Sqft:
Ttl Sqft: **2,055**

Lot Information

Lot Sz Ar: **6,349 sqft**
Lot Shape:

DOM

43
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **See Remarks**
Int Feat: **Bar,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Jetted Tub,Kitchen Island,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	21`10" x 17`1"	Office	Main	7`11" x 7`11"
Kitchen	Main	13`11" x 13`0"	Dining Room	Main	8`1" x 12`8"
Family Room	Main	17`2" x 16`4"	4pc Bathroom	Main	4`11" x 7`7"
Bedroom - Primary	Main	19`7" x 12`5"	5pc Ensuite bath	Main	13`10" x 8`2"
Bedroom	Main	9`11" x 11`1"	Bedroom	Main	9`11" x 11`1"
Game Room	Lower	21`1" x 14`8"	Other	Lower	8`6" x 11`7"
Family Room	Lower	14`4" x 15`2"	Bedroom	Lower	17`1" x 11`4"

4pc Bathroom

Lower

5`7" x 11`4"

Bedroom
Legal/Tax/Financial

Lower

11`10" x 11`4"

Title:
Fee Simple
Legal Desc:

0827243

Zoning:
R1

Remarks

Pub Rmks:

Exceptional walk-up bungalow is nestled on a 6,350 sq. ft. lot, welcome to 153 Crane Rise! This home offers an incredible living experience with over 2,000+ sq. ft. on the main level alone. Step inside to find a spacious and inviting family room, along with a home office, both featuring gorgeous hardwood floors throughout the main living areas. The rear living space is a true showstopper, boasting a cozy natural gas fireplace, sleek pot lights, and access to a covered deck perfect for outdoor enjoyment. The heart of the home is the large kitchen, equipped with granite countertops, ample cabinetry, a wall oven, and a range cooktop seamlessly integrated into the eat-up breakfast island. There's also a generous dining space, perfect for hosting family dinners. This home offers 2 well-sized bedrooms with closet organizers, accompanied by a 4-piece ensuite located between the bedrooms. Both bedrooms have fresh, brand new carpeting. The expansive primary bedroom is a retreat of its own, featuring two closets and a luxurious 5-piece ensuite complete with a large glass rainfall shower, corner jetted tub, and dual sinks. Enjoy direct access to your private patio right off the primary suite. Conveniently, your laundry room is also located on the main floor, just steps away from the kitchen. The lower level is designed for entertaining and relaxation. It features a large recreation space, complete with wet bar & an island perfect for gatherings! An electric fireplace, and expansive windows allowing for natural light in the space. Laminate flooring throughout, this space includes 2 large bedrooms making this home a total of 5 bedrooms! + the third full bathroom. The storage in this home is endless with a separate storage room + an additional 2 more closets. For added convenience, the home comes with an attached 24x22 heated garage. Located in a prime spot within walking distance to Eagle Ridge's finest amenities, including elementary schools, Landmark Cinema, restaurants, retail shopping, and services at The Commons. This property is a perfect blend of luxury, comfort, and location. Don't miss out on this incredible opportunity!

Inclusions:

Window Coverings, Fridge, Cooktop, Built-in microwave, Built-in oven, Dishwasher, Washer, Dryer, Basement Speakers, Electric wall fireplace, Air Conditioner, Garage overhead opener, garage heater.

Property Listed By:

COLDWELL BANKER UNITED

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











