



THE
A-TEAM

**RE/MAX
FIRST**

328 ERMINE Crescent, Fort McMurray T9H 4M6

MLS®#: **A2177564**

Area: **Thickwood**

Listing Date: **11/08/24**

List Price: **\$689,999**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1979**
Lot Information
Lot Sz Ar: **6,832 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,926**
Low Sqft:
Ttl Sqft: **1,926**

DOM

4
Layout
Beds: **6 (4 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Garden,Greenbelt,Landscaped,Many Trees,Underground Sprinklers,Treed**
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Heated Garage,Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Garden,Lighting**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Other**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Bookcases,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Quartz Counters,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Main	10`6" x 8`5"
Living Room	Main	22`3" x 14`1"
Bedroom	Main	12`4" x 9`10"
Dining Room	Main	11`2" x 10`10"
Office	Main	10`9" x 9`9"
Storage	Second	10`3" x 10`1"
Kitchen	Basement	13`4" x 10`3"

Room	Level	Dimensions
Bedroom - Primary	Main	14`4" x 13`7"
4pc Bathroom	Main	7`8" x 7`3"
Bedroom	Main	12`5" x 9`11"
Kitchen	Main	21`2" x 14`0"
Bedroom	Second	20`10" x 15`8"
4pc Bathroom	Basement	10`11" x 7`10"
Bedroom	Basement	14`6" x 9`1"

Bedroom
Media Room
Great Room

Basement
Basement
Basement

9`4" x 9`0"
21`9" x 13`3"
18`11" x 13`5"

Library
Office
Wine Cellar
Legal/Tax/Financial

Basement
Basement
Basement

14`1" x 10`9"
10`7" x 9`4"
13`4" x 9`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R1
7822691

Remarks

Pub Rmks:

Welcome to 328 Ermine Crescent, a custom-finished bungalow nestled on some of the most sought-after land in Fort McMurray. This residence offers a perfect blend of luxury and tranquility, allowing you to enjoy every day in your own private oasis without the need to escape to the countryside. Step outside into your private sanctuary featuring a hot tub, fire pit, tranquil garden, large deck with a partially covered pergola, and exquisite water features. Your backyard is designed for relaxation and entertainment. The front yard is equally impressive, boasting a beautiful garden and charming front porch—the perfect spot to watch the world go by. Inside, the home is finished with the highest quality materials. The kitchen is equipped with top-of-the-line WOLF and JENN-AIR appliances, imported mosaic tile, quartz countertops, and eye-catching fixtures throughout. The custom-laid tile in the kitchen proudly displays, In Vino Veritas, emphasizing the home's European winery charm. This home features six bedrooms, a main floor office, a fully developed basement with a separate entrance, and a primary suite designed for ultimate luxury. The primary suite includes dual closets with 8' doors and an ensuite with a custom clawfoot tub and steam shower. Additional space includes a separate storage area above the garage. The living room features a wood-burning fireplace set in floor-to-ceiling stone, and natural light floods through the entire home, enhancing its charm and elegance. This residence embodies charm, tastefulness, timelessness, high-end finishes, and tranquility. A cedar wine cellar with a capacity for 408 bottles awaits your finest collection. Every room in this home has been thoughtfully renovated, and the full media room, complete with a projector TV, surround sound and custom built-ins, is perfect for immersive entertainment. When you think of a home that offers all these qualities, you think of 328 Ermine Crescent. Welcome to your new home, where luxury and comfort await you at every turn.

Inclusions:

Main Level: Fridge, cooktop, built-in oven x2, dishwasher, washer and dryer, microwave. Basement: Fridge, electric stove, hood fan, washer and dryer. Misc: All window coverings, A/C, garage heater, garage opener + remote. Please see supplements for a full detailed list of the inclusions
RE/MAX FORT MCMURRAY

Property Listed By:

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









