



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**231 MERGANSER Crescent, Fort McMurray T9K 0S4**

MLS® #: **A2179779**

Area: **Eagle Ridge**

Listing Date: **11/21/24**

List Price: **\$540,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 11-Dec**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2009**

Lot Information

Finished Floor Area

Abv Sqft:

**1,795**

Low Sqft:

Ttl Sqft:

**1,795**

Lot Sz Ar:

**4,387 sqft**

Lot Shape:

DOM

**30**

Layout

Beds:

**6 (4 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Corner Lot,Landscaped**

**Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**See Remarks**

Flooring:

**Hardwood,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**Crown Molding,Granite Counters,Kitchen Island,Open Floorplan,Track Lighting**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`1"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>10`11" x 10`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`1" x 11`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`0" x 12`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`2" x 12`10"</b>
<b>Great Room</b>	<b>Main</b>	<b>9`11" x 10`2"</b>
<b>Living/Dining Room Combination</b>	<b>Basement</b>	<b>6`8" x 12`9"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Second</b>	<b>6`2" x 8`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`0" x 12`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`11" x 15`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`1" x 8`0"</b>
<b>Eat in Kitchen</b>	<b>Main</b>	<b>10`1" x 11`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`7" x 10`2"</b>
<b>Laundry</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>

4pc Bathroom	Basement	Legal/Tax/Financial
Title: <b>Fee Simple</b> Legal Desc:	Zoning: <b>R1S</b>  <b>0826363</b>	Remarks
Pub Rmks:    Inclusions: Property Listed By:	<p> <b>Welcome to 231 Merganser Cres - WOW! Immerse yourself in the elegance and comfort of this impressive 6-bedroom, 4-bathroom home, set on a huge corner lot that offers a walkable lifestyle near all amenities, schools, and transportation routes. With 2401 square feet of beautifully designed total living space, this single family home is on the market for sale and ready to captivate. Step inside and be dazzled by the abundance of natural light, high ceilings, and an inviting open concept floor plan. The brand-new vinyl plank flooring on the main floor is sure to catch your eye, flowing seamlessly into the hardwood stairs, while the vinyl plank-finished basement adds to its sophisticated charm with no carpet throughout. The living space is further accentuated by a cozy fireplace, perfect for creating a warm ambiance on chilly evenings. The attached double HEATED garage is provides ample room for additional storage or a workshop space. Bonus features include RV PARKING at the back of the home with a large concrete driveway, ideal for outdoor enthusiasts. The heart of the home - the kitchen - doesn't disappoint with an enticing eat-up island, rich dark mocha cabinetry, striking NEW chevron-style backsplash, stainless steel appliances, and updated light fixtures that all contribute to the exquisite aesthetic of the space. Retreat upstairs to discover 4 of the 6 bedrooms, including a serene primary bedroom complete with its own ensuite with CORNER JETTED TUB AND SEPARATE SHOWER for a private escape. The DEVELOPED BASEMENT adds the advantage of a SEPARATE ENTRANCE and includes a kitchen, dining/living area expanding the home's versatility for hosting guests or accommodating a multigenerational family setup, with 2 bedrooms and another fridge x 2, stove x 2, microwave x 1, dishwasher x 1, washer/dryer x 2, garage heater, central a/c</b> </p> <p> <b>RE/MAX FORT MCMURRAY</b> </p>	

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

















