



THE
A-TEAM

**RE/MAX
FIRST**

227 MERGANSER Crescent, Fort McMurray T9K 0S4

MLS®#: **A2195303**

Area: **Eagle Ridge**

Listing Date: **02/18/25**

List Price: **\$499,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2009**
Lot Information
Lot Sz Ar: **3,634 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,611**
Low Sqft:
Ttl Sqft: **1,611**

DOM

3
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape**
Park Feat: **Double Garage Detached,Drive Through,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **See Remarks**
Int Feat: **Closet Organizers,Double Vanity,Jetted Tub,Kitchen Island,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	21`1" x 11`3"	Dining Room	Main	15`9" x 9`0"

Living Room	Main	17`2" x 15`10"	2pc Bathroom	Main	4`11" x 5`5"
Foyer	Main	5`1" x 9`8"	Bedroom - Primary	Upper	12`11" x 14`11"
5pc Ensuite bath	Upper	8`5" x 8`4"	Walk-In Closet	Upper	7`9" x 8`4"
5pc Bathroom	Upper	8`11" x 8`8"	Bedroom	Upper	11`5" x 13`6"
Bedroom	Upper	9`6" x 11`6"	Family Room	Lower	19`11" x 13`5"
Bedroom	Lower	11`11" x 8`8"	4pc Bathroom	Lower	4`11" x 8`7"
Laundry	Lower	12`3" x 5`8"	Furnace/Utility Room	Lower	7`4" x 9`3"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R1S**
 Legal Desc: **0826363**

Remarks

Pub Rmks: **Welcome to 227 Merganser Crescent, a well-maintained 2-storey home in the community of Eagle Ridge. Offering over 2,000 sq. ft. of living space. Step inside to find a bright and airy living space with hardwood floors that extend through the living room and dining area. The neutral white walls and large windows allow natural light to flood the main level, creating a warm and welcoming atmosphere. The spacious kitchen is a chef's dream, offering, ample counter space for meal prep and entertaining, V-groove style maple cabinetry for a timeless look and abundant storage, Upgraded stainless steel appliances, A moveable kitchen island, providing versatility and additional workspace + Direct access to the backyard through sliding patio doors. Conveniently located 2-piece powder room is just off the dining space, perfect for guests. Upstairs, you'll find three generously sized bedrooms, each designed with comfort in mind: The primary bedroom complete with a spacious walk-in closet and a 5-piece ensuite featuring dual sinks, a jetted tub, and a separate stand-up shower. Two additional bedrooms are located at the opposite end of the hall, perfect for children, guests, or a home office + a second 5-piece bathroom with dual sinks offers convenience. The fully finished basement adds even more functionality to this home, featuring a large recreation room, a fourth bedroom, ideal for guests. + Another full bathroom + laundry & storage. The low-maintenance backyard is designed for relaxation and entertaining, featuring a large 2-tiered deck. The yard finished with decorative rock, offering minimal upkeep. + A 24x24 heated garage with a drive-through feature, providing direct access to the backyard—ideal for storing recreational vehicles, tools, or creating a workshop space. Located in the heart of Eagle Ridge, this home offers walking distance to St. Kateri Catholic School, shopping centers, parks, and trails. Enjoy quick access to walking and biking trails, playgrounds, and all the amenities Eagle Ridge has to offer. Don't miss the chance to make this beautiful home yours—book your private viewing today!**

Inclusions: **Window Coverings, Fridge, Stove, Dishwasher, OTR Microwave, Tv mounting brackets in living room, basement & upstairs bedroom, Kitchen Island, Washer, Dryer, Air Conditioner, Garage Heater.**

Property Listed By: **COLDWELL BANKER UNITED**

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









