



THE
A-TEAM

**RE/MAX
FIRST**

100 CRANE Rise, Fort McMurray T9K 0R6

MLS®#: **A2225997**

Area: **Eagle Ridge**

Listing Date: **05/29/25**

List Price: **\$667,777**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$12k, 10-Jul**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2011

Lot Information

Finished Floor Area

Lot Sz Ar:

4,977 sqft

Lot Shape:

Abv Sqft:

2,363

Low Sqft:

Ttl Sqft:

2,363

DOM

42

Layout

Beds:

6 (3 3)

Baths:

4.5 (4 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Views

Double Garage Attached,Driveway

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Entrance**

Construction:
See Remarks
Flooring:
Ceramic Tile,Hardwood,Laminate
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **See Remarks**
Int Feat: **Crown Molding,Double Vanity,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 4`10"	Dining Room	Main	10`11" x 12`10"
Great Room	Main	16`5" x 14`3"	Family Room	Main	12`9" x 12`0"
Kitchen	Main	15`1" x 12`2"	Laundry	Main	0`0" x 0`0"
Mud Room	Main	13`3" x 7`10"	4pc Bathroom	Second	4`11" x 8`6"
5pc Ensuite bath	Second	8`6" x 16`9"	Bedroom	Second	10`5" x 13`9"
Bedroom	Second	11`0" x 9`10"	Bonus Room	Second	11`11" x 21`0"
Bedroom	Basement	10`5" x 13`9"	Bedroom	Basement	11`0" x 9`10"

Bedroom - Primary	Second	11`7" x 16`8"	3pc Ensuite bath	Basement	7`7" x 6`8"
Eat in Kitchen	Basement	10`9" x 11`3"	Laundry	Basement	8`6" x 11`4"
Living/Dining Room Combination	Basement	9`8" x 17`9"	4pc Bathroom	Basement	4`11" x 8`6"
Bedroom	Basement	13`9" x 10`5"			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R1S
Legal Desc:	0827243

Remarks

Pub Rmks:	<p>Welcome to your dream home! This executive-style residence stands out with its unique design and thoughtful features, perfectly tailored for the modern family. Nestled in the desirable Eagle Ridge neighborhood, this stunning two-storey house is a haven for those who love to entertain and enjoy spacious living. Key Features: Spacious Living: Boasting 6 bedrooms and 4.5 bathrooms, this home offers ample space for everyone. Whether you're hosting family gatherings or enjoying quiet evenings, the open concept layout ensures comfort and ease. Elegance Throughout: As you enter, you're welcomed by a grand staircase that leads to a formal living and dining area, exuding elegance and sophistication. The rich hardwood floors flow seamlessly throughout the main level, while the basement features durable laminate, perfect for all your family activities. Chef's Dream Kitchen: The heart of the home is an exquisite kitchen designed for culinary enthusiasts. With rich mocha cabinetry, stainless steel appliances—including built-in wall and microwave ovens, and a gas range—this kitchen is both functional and fabulous. A convenient walk-through pantry connects effortlessly to the mudroom, making grocery days a breeze! Ideal for Entertaining: The great room, featuring a cozy gas fireplace, opens to the dining area with garden doors leading to an expansive balcony deck. Enjoy relaxing evenings with a favorite drink while soaking in the sunshine or taking in the serene views of the nearby pond. Luxurious Primary Suite: Retreat to the opulent primary bedroom, thoughtfully designed with luxury in mind. This sanctuary features a spacious 5-piece ensuite bath, perfect for unwinding after a long day. Step out onto your private deck from either the primary or second bedroom and take in the breathtaking Eagle Ridge views! Versatile Basement with Legal Suite: The fully-finished basement offers incredible versatility with a 2-bedroom legal suite, ideal for potential rental income! With separate living spaces, each bedroom has its own ensuite bath and additional kitchen facilities, providing privacy for both residents. The additional basement bedroom further enhances the income potential, making it easy to cash flow your mortgage. Outdoor Oasis: The fenced yard is perfect for children and pets to play freely. An oversized, heated double garage ensures your vehicles stay warm in winter, while the long driveway provides ample parking for guests. Prime Location: Eagle Ridge is a thriving community, offering all the amenities you could desire—top-rated schools, shopping options, bus routes, scenic trails, picturesque parks, and tranquil ponds, all just moments away from your front door. With too many luxury features to list, this home is a must-see for discerning buyers seeking style, space, and functionality. Experience the perfect blend of comfort and elegance in this exquisite home. Don't miss out! Call now to schedule your private viewing and make this stunning property your new home today!</p>
Inclusions:	fridge x 2, stove x 2, built in wall oven/microwave, washer/dryer x 2, all window blinds, garage heater, garage door opener
Property Listed By:	RE/MAX Connect

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









