



THE
A-TEAM

**RE/MAX
FIRST**

144 CRANE Rise, Fort McMurray T9K0P7

MLS®#: **A2229041** Area: **Eagle Ridge** Listing Date: **06/09/25** List Price: **\$614,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **5,086 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,868**
 Low Sqft:
 Ttl Sqft: **1,868**

DOM

0
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **1 and Half Storey**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete**
 Heating: **In Floor, Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line, Private Entrance**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Gas Range, Microwave, Refrigerator**
 Int Feat: **Jetted Tub, Kitchen Island, No Animal Home, Separate Entrance, Sump Pump(s), Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R1S**
 Legal Desc: **0827243**

Remarks

Pub Rmks: **IMMACULATE CONDITION! LEGAL SUITE! Welcome to 144 Crane Rise, a beautifully maintained home on a desirable corner lot, offering impressive curb appeal and**

exceptional living space across three levels. From the moment you step inside, you'll be greeted by a spacious living room featuring gleaming hardwood floors and a cozy gas fireplace—perfect for relaxing evenings. The heart of the home is the gourmet kitchen, complete with stainless steel appliances including a gas stove, a large island, ample counter and cabinet space, and a breakfast bar that's ideal for casual family meals or entertaining. The main floor also includes two well-appointed bedrooms connected by a convenient Jack & Jill bathroom, plus a versatile main floor office that can easily function as a formal dining room or flex space. An added feature is the half bathroom that sits off the front entrance. Upstairs, retreat to your massive primary suite featuring a private dura deck balcony with valley views, an expansive walk-in closet, and a luxurious en suite bathroom with in-floor heating, dual sinks, a custom glass stand-up shower, and a corner jetted tub. The walk-out basement offers a beautifully finished 2-bedroom legal suite with in-floor heat, large windows that fill the space with natural light, a full kitchen with custom cabinetry and stainless steel appliances, a 4-piece bathroom, generous storage, and its own private entrance—ideal for guests, extended family, or rental income. Last but definitely note least the attached double heated garage offers high ceilings and just outside parking includes spaces for 4 in the back lane. Recent upgrades: Hot water tank (2021), A/C (2024). Homes of this caliber don't come along often—schedule your private showing today and experience everything 144 Crane Rise has to offer!

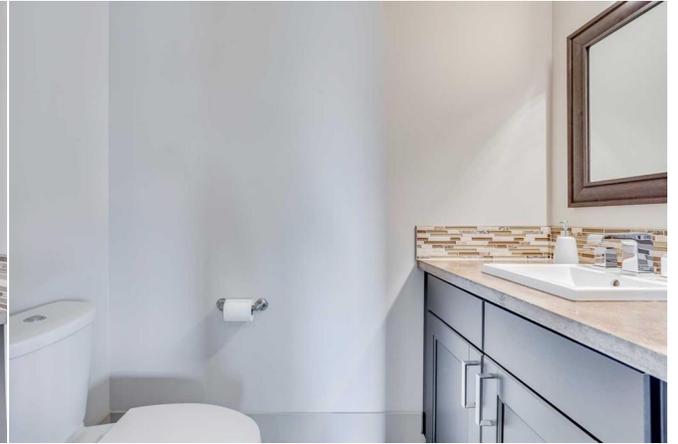
Inclusions: Main floor: Fridge, Stove, Dishwasher, hood fan, microwave, washer/dryer a/c unit, garage heater. Basement: Fridge, Stove, dishwasher, microwave, washer/dryer, water softener,
Property Listed By: ROYAL LEPAGE BENCHMARK

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













144 Crane Rise, Fort McMurray, AB

Main Building Total Exterior Area Above Grade 1669.77 sq ft



Main Floor
Gross Area 1285.75 sq ft

2nd Floor
Gross Area 209.89 sq ft

Basement (Below Grade)
Gross Area 174.13 sq ft

When regions are included from 2nd floor plans in GUBS floor plans, all room dimensions and floor areas must be considered appropriate and are subject to independent verification. PHOTOGRAPH COURTESY BIGUIDE