



**101 MERGANSER Place
Fort McMurray, Alberta**

MLS # A2283198

\$597,000



Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,942 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Greenbelt, Landscaped, Private, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Garbage Collection
Features:	Jetted Tub, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: Main floor: Fridge, Stove, Dishwasher, Microwave, A/C Unit. Basement: Fridge, Stove, Dishwasher, microwave, washer, dryer,

LEGAL SUITE! CORNER LOT! ATTACHED DOUBLE CAR HEATED GARAGE! 7FT SIDE YARD ACCESS!! Situated on a quiet street in the desirable Eagle Ridge community, this home is just steps from the tree-line and scenic walking trails, while remaining close to grocery stores, new schools, and all amenities. The open-concept main floor features a spacious kitchen with granite countertops, ample cabinetry, and a corner pantry, flowing seamlessly into the bright living room accented by a gas fireplace. The generous dining nook offers direct access to the fully fenced and landscaped backyard. Upstairs, the primary bedroom includes a walk-in closet and a well-appointed ensuite with a stand-up shower and jetted tub, along with two additional spacious bedrooms and another 4 PCE bathroom. The fully developed basement has a 1 BEDROOM LEGAL SUITE that of course comes with a separate entrance and boasts a large recreation room with an attractive feature wall, a sizeable bedroom, an office/den, full bathroom, and ample storage. Completing the home is an attached heated garage wired for cable, equipped with 220-volt power and hot and cold water taps. Additional features include 200 amp panel, air conditioning and an extra gas outlet for the backyard. A fantastic opportunity—welcome to 101 Merganser Place. Call now to book your personal showing.