



**175 Heron Place**  
**Fort McMurray, Alberta**

**MLS # A2143969**



**\$745,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Eagle Ridge  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,285 sq.ft.   | <b>Age:</b>   | 2010 (14 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.16 Acre  |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Lawn, No F |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | In Floor, Fireplace(s), Forced Air  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Granite Counters, High Ceilings, Open Floorplan, Pantry, See Remarks, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |                   |    |

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, all window coverings, central ac, garage heater, central vac & attachments, garage door opener & remote, shed x2, OTR microwave, basement fridge, garage cabinets, flower planters

**4 BEDROOMS UP! WALK OUT BASEMENT! CUL-DE-SAC LOCATION! BACKING ONTO SCHOOLS!** Introducing 175 Heron Place. Nestled in a quiet cul-de-sac within the highly sought after Eagle Ridge subdivision, this custom-built home offers the perfect blend of elegance, convenience, and beautiful views. Backing onto a school field and little league ball diamond, with stunning river valley views, this home is perfect for growing families seeking a unique, high-end home. The main floor features a beautiful kitchen with two-toned cabinetry, granite countertops, a corner pantry, and new appliances, all less than 3 years old. The kitchen opens up to the dining room and living room with an abundance of windows and a gas fireplace. Adjacent to the foyer, you'll find a versatile flex room with built in storage perfect for a home office (hello home based business), playroom, or even guest bedroom. Additionally, the main floor includes a powder room, a laundry room, and a mudroom leading to the attached garage. A grand staircase leads to the second floor, where you'll be greeted by tall 9ft ceilings (a rare second floor feature). The primary bedroom boasts expansive windows with park and river valley views, a sitting area with a private balcony, a 5-piece ensuite with dual sinks, a corner jet tub, a walk-in shower, and a massive walk-in closet. There are 3 more spacious bedrooms on this level, 2 of them featuring charming built-in window benches. The bright and airy WALK OUT basement is fully developed with LVP flooring and includes 2 storage rooms, a 4-piece bathroom with in-floor heating, and a huge rec room with a gas fireplace and access to the ground-level patio. The outdoor living space is an entertainer's dream, with a ground-level concrete patio wired for a future hot tub, a fire pit area, a dining area, garden boxes, and a lounging area, there is

even room for a future trampoline or swing set. Enjoy long summer nights watching the sun set reflect off the river valley, or a little league baseball game and on special occasions you can even see the MacIsland fireworks from your back deck. This special home was custom built with every detail in mind including composite decking front and back, stamped concrete driveway, fiberoptic internet services, central ac, central vac, control 4 surround system wired in the basement and a garage wired for TV and internet. Situated in a cul-de-sac, this home is perfect for families, with a 47ft long driveway offering ample parking for multiple vehicles or an RV and is only a hot, skip and jump from the amenities at the Eagle Ridge Commons or the Birchwood Trails.