



196 Crane Rise Fort McMurray

\$714,900

A lovely CUSTOM BUILT bungalow with a 2 bedr LEGAL suite in a great FAMILY NEIGHBORHOOD in the heart of Eagle Ridge. When you enter the home you will notice the vaulted ceilings, lots of light through the huge windows of the living room with a fireplace, stunning kitchen with ample cupboard and counter space and a breakfast bar, which flows into the dining room. The huge master bedr boasts an ensuite with jetted tub, standup shower and walk-in closet plus a desk area. There are 2 more bedr on the main floor and the laundry area. Just down the stairs you will find an enormous family room and the 3rd full bathr for use by the main house. The LEGAL basement suite has a kitchen/living area with large windows, 2 big bedr, 4 pc bathr, stackable laundry and lots of storage. Lots of natural light in the basement! Added features are the heated, double GARAGE, A/C, central vac, RO water system and garburator & kick dust pan in the kitchen. CALL TODAY!!!



RIA DICKASON

COLDWELL BANKER FORT MCMURRAY

Phone: (780) 880-5323

ria@dickasonhomes.com



Coldwell Banker Fort McMurray

8706 Franklin Ave #202, Fort
McMurray, AB, T9H 2J6

Phone: 780-880-5323 /

780-880-5535

riadickason@gmail.com