



# 175 Heron Place Fort McMurray Alberta

\$745,000

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 s...

4pc Bathroom 10.42 Ft x 5.00 Ft

5pc Bathroom 17.42 Ft x 12.17 Ft

Bedroom 11.00 Ft x 11.17 Ft

Bedroom 12.58 Ft x 12.25 Ft

Bedroom 12.00 Ft x 11.33 Ft

Primary Bedroom 18.58 Ft x 20.25 Ft

Storage 4.58 Ft x 4.17 Ft

Furnace 12.00 Ft x 12.17 Ft

2pc Bathroom 8.00 Ft x 3.00 Ft

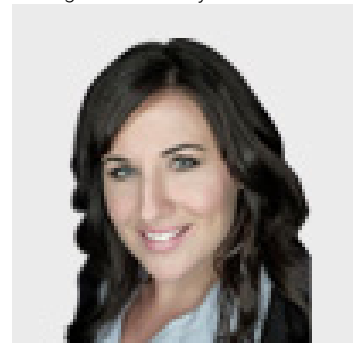
Dining room 10.00 Ft x 20.00 Ft

Kitchen 9.75 Ft x 13.00 Ft

Laundry room 8.00 Ft x 5.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

<http://www.jadenesellshomes.com>



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4pc Bathroom 5.00 Ft x 8.33 Ft

Living room 13.42 Ft x 13.00 Ft

Recreational, Games room 30.75 Ft x 20.00 Ft

Office 11.33 Ft x 12.50 Ft