



## 100 Warbler Avenue Fort McMurray Alberta

\$499,900

Welcome to 100 Warbler Avenue: This perfectly laid out home sits proudly on a large corner lot in Eagle Ridge with ample parking and a large fenced yard, a two bedroom legal basement suite, a main floor office with a three pc bathroom close by and is in incredible condition with immediate possession available. A long front covered porch runs the entire length of the home offering curb appeal and a welcoming view when you arrive. The entry has tile floors connecting the spacious front office/bedroom to the main floor 3 piece bathroom. The back of the main level is open and bright with granite countertops (2021), a corner parry for endless storage space and newer stainless steel appliances including a new Stove and Fridge (2023). Updated lighting hangs over the large island, and a natural gas fireplace offers a warm ambiance year round. The second floor is the perfect setting for three bedrooms including a jack and jill with a four piece bathroom in between, and a spacious primary with a walk in closet and ensuite bathroom host to a large soaker bathtub. The lower level of the home is where you'll discover a great legal suite that has barely been used with a well appointed kitchen, spacious living room and two generous sized bedrooms plus another four piece bathroom. Located in the Heart of Eagle Ridge where shopping and amenities are only steps away and trails and scenic space is plenty, schedule a private tour of this perfect home today. (id:6769)

4pc Bathroom 7.83 Ft x 8.08 Ft  
4pc Bathroom 5.92 Ft x 13.75 Ft  
Bedroom 9.50 Ft x 12.42 Ft  
Bedroom 11.33 Ft x 10.42 Ft  
Laundry room 7.83 Ft x 6.25 Ft  
Primary Bedroom 14.25 Ft x 12.75 Ft  
Other 7.17 Ft x 6.00 Ft  
4pc Bathroom 8.08 Ft x 10.75 Ft  
Bedroom 9.50 Ft x 12.75 Ft  
Bedroom 8.67 Ft x 12.33 Ft

Kitchen 10.75 Ft x 5.92 Ft  
Living room 14.33 Ft x 10.92 Ft  
Furnace 12.00 Ft x 5.42 Ft  
3pc Bathroom 5.83 Ft x 5.83 Ft  
Bedroom 11.25 Ft x 10.33 Ft  
Dining room 9.17 Ft x 8.25 Ft  
Foyer 10.25 Ft x 6.33 Ft  
Kitchen 15.50 Ft x 16.17 Ft  
Living room 12.50 Ft x 13.25 Ft

Listing Presented By:



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The Agency North Central Alberta

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**RE/MAX**

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9919 Biggs Avenue , Fort  
McMurray, AB,

Phone: 780-880-7173  
[jadenek@remax.net](mailto:jadenek@remax.net)