



# 106 Merganser Crescent Fort McMurray Alberta

\$449,900

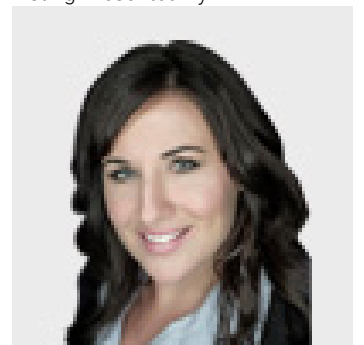
AMAZING OPPURTUNITY TO OWN AT A GREAT PRICE WITH TONS OF SQ FT; COMING IN JUST UNDER 2300 SQ FT OF LIVING SPACE AND A DETACHED, OVERSIZED DOUBLE HEATED GARAGE 24X24 IN SIZE(ext measurements), AND IN WALKING DISTANCE TO SCHOOLS IN EAGLE RIDGE. You will be hard pressed to find this home in this market for under \$450k. This spacious ALVES built home features a fantastic layout that begins with 9ft ceilings , an oversized front foyer that leads to your living room featuring hardwood floors. This home has a great open feel, although your living room and kitchen are not open to each other. The massive kitchen gives you a great space to entertain or loads of room for you family to enjoy evening meals together. The custom quality kitchen has loads of cabinets, large island with eat up breakfast bar, pantry, stainless appliances including a gas range. In addition this eat in kitchen features a massive dining room area. This main level is complete with no carpet just hardwood floors and tile, and a 2 pc powder room. The upper level offers to Primary bedrooms each featuring a full ensuite and large closet spaces. The offer level features an upper level separate laundry room. The fully finished basement features SEPARATE ENTRANCE, INFLOOR HEAT, WET BAR/ KITCHENETTE, AND INFLOOR HEAT. This lower lower level offer lots of versatility and can be additional space for the upper level, or a great mortgage helper. Complete with a bedroom, full bathroom, family room, laundry room and lots of storage. Other mentionable features of this amazing property, CENTRAL A/C, HOT WATER ON DEMAND, CENTRAL VAC, and a large front and rear yard with flower gardens, beautiful landscaping, and additional truck parking or RV PARKING, right next to your garage. Call and schedule your tour of this fantastic opportunity to own. (id:6769)

4pc Bathroom 5.00 Ft x 7.92 Ft  
Bedroom 13.83 Ft x 13.83 Ft  
2pc Bathroom 6.83 Ft x 8.42 Ft  
4pc Bathroom 5.42 Ft x 9.00 Ft

Primary Bedroom 19.33 Ft x 17.83 Ft  
4pc Bathroom 9.00 Ft x 5.50 Ft  
Bedroom 12.67 Ft x 12.83 Ft

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

Listing Presented By:



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## RE/MAX<sup>®</sup>

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