



## 108 Crane Rise Fort McMurray Alberta

\$524,900

Welcome to 108 Crane Rise, a stunning two-storey home boasting ample space and a prime location directly across from two great schools in Eagle Ridge. Surrounded by parks, playgrounds, and trails, and conveniently close to shopping, restaurants, and entertainment, this home offers the perfect blend of comfort and convenience. As you step inside, you'll be greeted by soaring ceilings in the entryway, setting the stage for the bright and open main living area. Tile floors lead you into the kitchen, which features beautiful wood cabinets, granite countertops, stainless steel appliances (including a gas range), and a corner pantry for ample storage. The adjacent dining space is ideal for hosting gatherings, complemented by a coffee bar with built-in floating shelves. In the living room, hardwood floors and a natural gas fireplace offer warmth and charm, while an exterior door provides access to the back deck. Alternatively, you can step outside through the second door located in the back laundry/mudroom, which also features live-edge shelves and countertop, a built-in bench, and a convenient two-piece bathroom. Ascending the stairs, you'll find the second level where three bedrooms await. The first two bedrooms boast feature walls for added character, with a four-piece bathroom conveniently nestled between them. The primary bedroom offers ample space for a king-size bed, along with a walk-in closet and a four-piece ensuite bathroom. The lower level is fully developed and cozy, featuring carpeted floors, a fourth bedroom, a spacious den with double pocket doors, and a family room perfect for movie nights or watching the big game. Outside, the beautifully landscaped backyard provides a tranquil retreat with a raised garden and a large back deck. Accessible from the backyard is the perfectly sized 22x22 heated garage, ready to accommodate your vehicle or serve as a space for ...

4pc Bathroom 5.00 Ft x 9.67 Ft

4pc Bathroom 4.92 Ft x 9.83 Ft

Bedroom 10.92 Ft x 12.17 Ft

Bedroom 11.08 Ft x 12.08 Ft

Primary Bedroom 12.67 Ft x 11.92 Ft

4pc Bathroom 9.00 Ft x 7.00 Ft

Den 8.92 Ft x 10.67 Ft

Recreational, Games room 16.42 Ft x 11.33 Ft

Furnace 15.33 Ft x 5.42 Ft

2pc Bathroom 3.00 Ft x 7.42 Ft

Dining room 13.08 Ft x 7.42 Ft

Laundry room 7.67 Ft x 11.17 Ft

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

Listing Presented By:



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Bedroom 10.17 Ft x 12.25 Ft

Living room 19.00 Ft x 12.00 Ft