



108 Crane Rise Fort McMurray Alberta

\$499,900

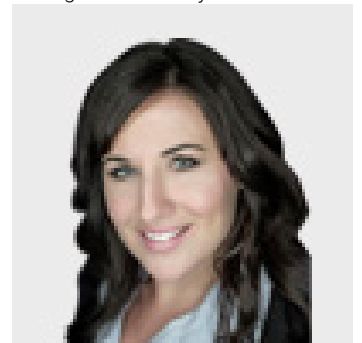
OPEN HOUSE SATURDAY AUGUST 17TH 230-430 PM. ULTIMATE LOCATION ON THIS ALVES DEVELOPMENTS BUILD IN EAGLE RIDGE, WITH JUST UNDER 2400 SQ FT OF LIVING SPACE THAT INCLUDES GRANITE, INFLOOR HEAT AND MANY CUSTOM LIVE WOOD EDGE ACCENTS, AND A DETACHED DOUBLE HEATED GARAGE. Not only was this beautiful home built by Fort McMurray's luxury builder Alves, it offers a superb location for those with elementary school-aged children, as you are located right across the street from 2 of the city's highest-rated elementary schools, alongside parks, and greenspaces. Step inside this spacious and functional family layout that begins with 9ft ceilings throughout, a bright tiled front entry with custom wainscoting wall with coat hangers. The main level offers an open concept layout that still provides division between your living space. The main level greets you with a gorgeous kitchen featuring granite countertops and backsplash, stainless appliances including a gas range, large island with sink and eat-up breakfast bar with pendant lighting, and a large corner pantry. The dining room alongside offers a large window where you can watch your children walk to school and a built-in coffee bar. The Great room features hardwood floors, and a gas fireplace surrounded by a beautiful mantle making this the focal point of this room. This room also offers a garden door with access to your large exterior deck and yard. This main level is also complete with a 2-pc powder room, and a back mudroom, with custom closet that has a live wood edge bench, and laundry room with built in live wood edge folding top and shelving. The staircase leads you to the upper level with 3 bedrooms. All bedrooms offer updated luxury laminate flooring. The children's bedrooms are beautifully finished with feature walls. The main bathroom offers the continued features of granite countertops and tile floors. The Primary ...

4pc Bathroom 9.17 Ft x 4.83 Ft
 Bedroom 8.92 Ft x 10.83 Ft
 Bedroom 11.75 Ft x 12.25 Ft
 2pc Bathroom 2.92 Ft x 7.50 Ft
 4pc Bathroom 5.00 Ft x 9.67 Ft

4pc Bathroom 4.92 Ft x 9.33 Ft
 Bedroom 10.33 Ft x 9.75 Ft
 Bedroom 11.00 Ft x 10.17 Ft
 Primary Bedroom 12.75 Ft x 11.83 Ft

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

Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

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