



111 Crane Place Fort McMurray Alberta

\$679,900

THIS IS IT! AMAZING FIND ON THIS FULLY DEVELOPED HOME ON A WALK-OUT BASEMENT WITH LEGAL SUITE, TRIPLE ATTACHED HEATED GARAGE, EXTRA WIDE DRIVEWAY, LOCATED IN A QUITE TUCKED AWAY CUL DE SAC IN EAGLE RIDGE BACKING GREENSPACE, WALKING TRAILS DIRECTLY TO 2 ELEMENTARY SCHOOLS, & SITUATED ON A FULLY FENCED PIE SHAPED LOT. You will be hard-pressed to find a home that offers all the features this home does. Step inside this CUSTOM BUILT MODIFIED BILEVEL WITH JUST UNDER 3300 SQ FT OF LIVING SPACE. The Main level offers just under 2000 sq ft, of custom finishing's that include CROWN MOULDINGS TOP TO BOTTOM, VAULTED CEILINGS, HARDWOOD FLOORS, & AN OPEN-CONCEPT LIVING AREA. This space includes a front office, a great room where you can have a 12-foot Christmas tree. This great room features large windows with views of green space behind and a gorgeous feature wall that includes a gas fireplace surrounded by stone. The dream kitchen features GRANITE COUNTERTOPS, MASSIVE WRAP-AROUND ISLAND WITH EAT UP BREAKFAST BAR, TILE BACK SPLASH, BUILT IN APPLIANCES, & CORNER PANTRY. The Dining room is surrounded by windows and features a garden door leading to your maintenance-free upper deck with glass rails. This deck is where you will enjoy taking in the views and watching your children walk to school. This main level continues with hardwood throughout, and 2 large bedrooms and a 4pc bathroom. The large hardwood-covered staircase leads you to your private Primary bedroom with WALK IN CLOSET AND FULL ENSUITE with JETTED TUB AND STAND-UP SHOWER. The lower level has been perfectly designed, with a 2 BEDROOM LEGAL SUITE, that includes a full kitchen, living room and full bathroom. This MORTGAGE HELPER will be easily rented out as it has large above-ground windows making this space very bright. The Legal suite features garden doors leading to the lower covered deck. You will not feel you are g...

4pc Bathroom 2.39 M x 1.52 M
4pc Bathroom 2.82 M x 1.52 M
Bedroom 3.35 M x 3.18 M
Bedroom 2.84 M x 4.60 M

4pc Bathroom 1.52 M x 2.49 M
Bedroom 3.48 M x 3.38 M
Bedroom 3.30 M x 3.05 M
4pc Bathroom 3.25 M x 3.28 M

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

Listing Presented By:



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RE/MAX

RE/MAX Fort McMurray

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Bedroom 3.33 M x 3.76 M

Primary Bedroom 4.27 M x 5.51 M