



117 Merganser Place Fort McMurray Alberta

\$565,000

BACKS GREEN SPACE, QUIET CUL-DE-SAC, BONUS ROOMS, DOUBLE GARAGE, WALKING DISTANCE TO SCHOOLS, SHOPPING, RESTAURANTS AND MOVIE THEATRE! Welcome to 117 Merganser Place, a stunning 2-story residence nestled in one of Eagle Ridge's most sought-after neighbourhoods. This lovely maintained home boasts 4 spacious bedrooms and 3.5 bathrooms, offering ample space for your family. Step inside to rich hardwood floors that flow throughout the main level. The large kitchen is a delight, featuring quartz countertops, a pantry, and modern appliances. Adjacent to the kitchen is a cozy living room complete with a gas fireplace, perfect for family gatherings and relaxing evenings. Finishing off the main floor is an office overlooking the greenspace and a 2pc bathroom. Upstairs, you'll find a bonus room that provides a versatile space for a playroom, or additional lounge area, also featuring a gas fireplace. The master suite and additional bedrooms are designed with comfort in mind, providing plenty of space and natural light. On the second floor you will also find your laundry, the primary ensuite with soaker tub and a full common bathroom. The fully finished basement expands your living space with a family room, an additional bedroom, and a full bathroom. It also includes a kitchenette, making it an ideal space for guests or extended family. Freshly painted from top to bottom, this home is move-in ready. It backs onto the beautiful Birchwood Trails, offering over 100 kilometers of trails for walking, running, hiking, skiing, or biking. Outdoor enthusiasts will love the convenience and natural beauty right in their backyard. Situated close to schools, shopping, and highway access, 117 Merganser Place provides everything you need for a convenient and comfortable lifestyle. This home truly checks all the boxes for modern family living. Don't miss the opportunity to make this exception...

- 4pc Bathroom 8.17 Ft x 5.00 Ft
- 4pc Bathroom 9.83 Ft x 9.50 Ft
- Bedroom 13.08 Ft x 12.08 Ft
- Bedroom 10.50 Ft x 10.33 Ft
- Bonus Room 18.00 Ft x 12.17 Ft
- Laundry room 6.50 Ft x 6.50 Ft

- Bedroom 12.08 Ft x 11.33 Ft
- Dining room 7.83 Ft x 6.08 Ft
- Recreational, Games room 9.83 Ft x 8.33 Ft
- 2pc Bathroom 4.92 Ft x 4.75 Ft
- Dining room 18.17 Ft x 8.92 Ft
- Kitchen 11.92 Ft x 9.92 Ft

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

Listing Presented By:



Originally Listed by:
RE/MAX FORT MCMURRAY



RE/MAX Fort McMurray

9919 Biggs Avenue, Fort McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net

Primary Bedroom 12.00 Ft x 12.00 Ft

3pc Bathroom 7.58 Ft x 5.00 Ft

Living room 12.08 Ft x 12.00 Ft

Office 10.50 Ft x 8.08 Ft