



# 130 Merganser Crescent Fort McMurray Alberta

\$479,900

Welcome to 130 Merganser Crescent located in Eagle Ridge within walking distance to elementary schools, restaurants, parks, and the Birchwood Trails. This home was built by Alves Construction and features 5 beds (with 3 ENSUITES), 4.5 baths, an illegal BASEMENT SUITE and DETACHED DOUBLE GARAGE. This home recently underwent a \$15,000 RENOVATION including FRESH PAINT (walls, trim & ceiling), NEW CARPETS & REFINISHED KITCHEN CABINETRY! The main floor features a living room with hardwood flooring, an oversized 2pc bath and an eat-in kitchen. The kitchen is equipped with dark walnut cabinetry, STAINLESS STEEL APPLIANCES including a GAS RANGE STOVE and eat-up BREAKFAST BAR. Across from the kitchen is a large dining nook with access to the rear deck through sliding glass doors, nicely combining indoor/outdoor space. As you head outside into the FENCED BACKYARD there is a BUILT-IN GAS LINE for your BBQ and access to the DETACHED DOUBLE GARAGE (23' x 23') THAT IS INSULATED & WIRED. The upper level features a laundry room, a shared 4pc bath and three good-sized bedrooms. The SPACIOUS MASTER BEDROOM offers plenty of storage space with HIS & HER CLOSETS & 4PC ENSUITE. As you head into the basement, there is a SEPARATE EXTERIOR ENTRANCE, keeping this space completely separate from the upstairs. The ILLEGAL SUITE has its own thermostat (IN-FLOOR HEAT), SEPARATE LAUNDRY & KITCHENETTE with a wet bar/fridge. Additionally, there are two good-sized bedrooms each with their own 4PC ENSUITE - ideal for a homeowner looking for a property with RENTAL INCOME or older kids wanting their own space. BONUS FEATURES: hot water on demand & roughed in central vacuum. Schedule a showing today! (id:6769)

4pc Bathroom 9.50 Ft x 4.92 Ft

4pc Bathroom 5.58 Ft x 8.92 Ft

Bedroom 13.50 Ft x 10.00 Ft

Bedroom 10.83 Ft x 10.58 Ft

Laundry room 9.58 Ft x 5.00 Ft

Bedroom 12.42 Ft x 11.42 Ft

Bedroom 12.42 Ft x 11.08 Ft

Other 12.00 Ft x 9.92 Ft

2pc Bathroom 8.17 Ft x 7.00 Ft

Dining room 13.33 Ft x 13.33 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®

**RE/MAX Fort McMurray**

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Primary Bedroom 18.67 Ft x 13.92 Ft

4pc Bathroom 7.75 Ft x 5.00 Ft

4pc Bathroom 7.75 Ft x 5.08 Ft

Kitchen 11.08 Ft x 10.33 Ft

Living room 19.00 Ft x 13.75 Ft