



# 135 Crane Place Fort McMurray Alberta

\$589,900

LOADS OF PARKING INCLUDING RV PARKING ON THIS FANTASTIC HOME TUCKED AWAY IN A CUL DE SAC NEXT TO 2 ELEMENTARY SCHOOLS AND WALKING TRAILS AND GREENSPACE IN EAGLE RIDGE. The sellers have taken pride in doing many upgrades and additions to the home and say they love the location. The exterior of this property offers a 48-FOOT DRIVEWAY, GIVING YOU LOADS OF PARKING including RV PARKING & ATTACHED HEATED GARAGE. The yard is complete with a fully fenced and landscaped that includes a large deck and a covered deck area for BBQing, then a firepit area, retaining walls with gardens, shed, and a great size lot. Step inside this spacious 2 storey with many upgrades that include NEW FRONT AND REAR EXTERIOR DOORS, LUXURY VINYL PLANKS FLOORS, CUSTOM FIREPLACE FEATURE WAZLL, CUSTOM BLINDS, UPDATED APPLIANCES, NEW FURNACE (2022), CENTRLA A/C, HOT WATER ON DEMAND, WATER SOFTENER AND MORE! This spacious layout includes a large front entryway with tile floors and soaring vaulted ceilings. The foyer leads you to your open-concept living space that offers a great room with gas fireplace and beautiful wood feature wall. The kitchen offers loads of cabinets, a large island with an eat-up breakfast bar, and built-in appliances. The dining room overlooks your yard and is surrounded by windows and offers a garden door leading to your deck. The main level is complete with a 2-pc powder room, and laundry room with sink and built-in storage cabinets. The large staircase leads you to the upper level with 3 bedrooms, the Primary bedroom offers a WALK-IN CLOSET, 5 PC ENSUITE WITH DOUBLE SINKS, AN OVERSIZED JETTED TUB, AND A STAND-UP SHOWER. The 2 additional bedrooms on this level both offer WALK-IN CLOSETS. The upper level is complete with a 2nd full bathroom. The Basement is fully functional with a large family room that offers a kitchenette/wet bar ready for hookup, then a completed 4th BEDROOM...

4pc Bathroom 1.65 M x 3.48 M  
 Bedroom 3.30 M x 3.79 M  
 2pc Bathroom 1.50 M x 1.50 M  
 4pc Bathroom 2.36 M x 1.55 M

5pc Bathroom 3.58 M x 2.57 M  
 Bedroom 3.23 M x 3.83 M  
 Bedroom 3.02 M x 3.51 M  
 Primary Bedroom 4.57 M x 4.01 M

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

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