



164 Heron Place Fort McMurray Alberta

\$574,900

Welcome to 164 Heron Place. Discover this meticulously maintained two-storey residence in its ideal Eagle Ridge location, offering serene southwest views and convenient access to all amenities. Nestled on a quiet cul-de-sac, this turnkey property is just a few steps away from elementary schools, playgrounds, Birchwood Trails, and local entertainment venues. Upon entry, natural light floods the foyer, showcasing soaring ceilings and rich maple railing details. The functional espresso kitchen boasts stainless steel appliances, a built-in pantry, and a raised breakfast bar adjacent to the dining nook. Enjoy seamless indoor-outdoor flow to the fully fenced and landscaped backyard through patio door access from the dining area. The main floor features tile flooring throughout, complemented by hardwood, and the cozy living room features a gas fireplace. A spacious entrance closet, half bathroom, and well-appointed mudroom with utility sink and ample storage enhance practical living in this home. Off the dining room, you will find a backyard that has been a labour of love with an oversized custom deck with a gazebo, interlocking patio stone walkways and a fire pit area, as well as raised garden beds, 3 apple trees, 1 honeyberry tree, a very well maintained lawn, play set and shed for convenience. Ascend the beautifully designed staircase to the upper level, where expansive windows in the bonus room offer picturesque views of the green space. Soft carpeting extends through the primary bedroom, which includes a walk-in closet and a luxurious ensuite with double sinks, a jacuzzi tub, a separate shower, and water closet. Two more bedrooms with oversized closets and a full bathroom with a linen closet complete this level. The garage is a standout feature, offering a heated, double-car space with upper shelves, wine storage and additional storage cabinets. The basement presents...

Family room 13.67 Ft x 13.42 Ft

Primary Bedroom 13.17 Ft x 17.00 Ft

5pc Bathroom 12.75 Ft x 14.83 Ft

Bedroom 10.08 Ft x 12.58 Ft

Bedroom 10.75 Ft x 12.00 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

4pc Bathroom 7.58 Ft x 5.50 Ft

Furnace 7.75 Ft x 9.17 Ft

Foyer 9.50 Ft x 5.08 Ft

Living room 15.08 Ft x 13.17 Ft

Kitchen 12.00 Ft x 8.67 Ft

Dining room 12.00 Ft x 8.42 Ft

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

Listing Presented By:



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ROYAL LEPAGE BENCHMARK

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RE/MAX

RE/MAX Fort McMurray

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Recreational, Games room 16.00 Ft x 10.92 Ft

Kitchen 12.00 Ft x 15.08 Ft

Bedroom 12.58 Ft x 10.83 Ft

Laundry room 7.17 Ft x 11.00 Ft

2pc Bathroom 4.83 Ft x 4.92 Ft