



# 175 Heron Place Fort McMurray Alberta

\$715,500

4 BEDROOMS UPSTAIRS! Perfect Family Home Backing Onto Two Elementary Schools! Welcome to 175 Heron Place, the ideal home for growing families located in the heart of the desirable Eagle Ridge subdivision. Nestled in a peaceful cul-de-sac and backing directly onto two elementary schools, this stunning custom-built home offers unbeatable convenience for families with young children. Imagine sending your kids off to school with just a quick stroll through your backyard--talk about a dream location! Not only does this home back onto a school field and little league diamond, but it also offers breathtaking river valley views, creating a picturesque setting for your family's daily life. With 4 BEDROOMS UPSTAIRS plus a MAIN FLOOR OFFICE, this high-end home provides ample room to grow and make memories. The main floor features a beautiful kitchen with two-toned cabinetry, granite countertops, a corner pantry, and new appliances, all less than 3 years old. The kitchen opens up to the dining room and living room with an abundance of windows and a gas fireplace. Adjacent to the foyer, you'll find a versatile flex room with built in storage perfect for a home office (hello home based business), playroom, or even guest bedroom. Additionally, the main floor includes a powder room, a laundry room, and a mudroom leading to the attached garage. A grand staircase leads to the second floor, where you'll be greeted by tall 9ft ceilings (a rare second floor feature). The primary bedroom boasts expansive windows with park and river valley views, a sitting area with a private balcony, a 5-piece ensuite with dual sinks, a corner jet tub, a walk-in shower, and a massive walk-in closet. There are 3 more spacious bedrooms on this level, 2 of them featuring charming built-in window benches. The bright and airy WALK OUT basement is fully developed with LVP flooring and includes 2 storage rooms...

4pc Bathroom 3.18 M x 1.52 M

5pc Bathroom 5.31 M x 3.71 M

Bedroom 3.35 M x 3.41 M

Bedroom 3.83 M x 3.73 M

Bedroom 3.66 M x 3.45 M

Primary Bedroom 5.66 M x 6.17 M

Storage 1.40 M x 1.27 M

Furnace 3.66 M x 3.71 M

2pc Bathroom 2.44 M x .91 M

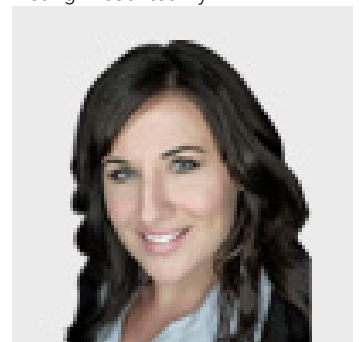
Dining room 3.05 M x 6.10 M

Kitchen 2.97 M x 3.96 M

Laundry room 2.44 M x 1.65 M

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Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

<http://www.jadenesellshomes.com>

# RE/MAX

RE/MAX Fort McMurray

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4pc Bathroom 1.52 M x 2.54 M

Living room 4.09 M x 3.96 M

Recreational, Games room 9.37 M x 6.10 M

Bedroom 3.45 M x 3.81 M