



211 Merganser Crescent Fort McMurray Alberta

\$492,400

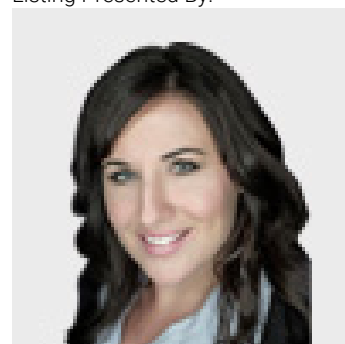
Motivated Sellers! Welcome to 211 Merganser Crescent: This beautiful two-story home offers space and affordability with a ****2 BEDROOM LEGAL SUITE**** in the basement, a bonus room on the second floor, and an inviting open main floor living space. Located on a quiet street in the popular community of Eagle Ridge, you'll find trails, schools, parks, shopping, restaurants, and entertainment just steps away. The home features ample on-street parking in front, and an oversized heated double detached garage provides a convenient and warm place to store your vehicles year-round. With its warm finishes and a covered front porch, this home boasts excellent curb appeal, making it the perfect spot to enjoy your morning coffee. Inside, the living room welcomes you with a cozy natural gas fireplace, seamlessly flowing into a spacious dining room and kitchen. The kitchen is ideal for entertaining, featuring a large island, stainless steel appliances, and an abundance of counter and cupboard space. The main floor also includes a 2-piece bathroom, main floor laundry, and a spacious back entry that leads to a fully fenced, low-maintenance backyard with a large deck--perfect for enjoying the summer sun. On the second level, you'll discover a versatile bonus room at the top of the stairs, perfect for a kids' play area, home gym, second living room, or office space. The bonus room separates the primary retreat from the other two bedrooms at the opposite end of the hall. The primary bedroom is generously sized and features a full 4-piece ensuite bathroom and a large walk-in closet. Two additional bedrooms facing the front of the home and another 4-piece bathroom complete the upper level. Finally, the impressive two-bedroom legal suite in the basement is perfect for rental income or extended family. The suite includes a living room and kitchen with full-size appliances, including a fridge, di...

- 4pc Bathroom 8.00 Ft x 4.83 Ft
- 4pc Bathroom 5.50 Ft x 7.75 Ft
- Bedroom 10.33 Ft x 11.00 Ft
- Bedroom 9.42 Ft x 12.17 Ft

- Bedroom 9.25 Ft x 12.08 Ft
- Family room 10.75 Ft x 13.92 Ft
- Kitchen 9.50 Ft x 6.58 Ft
- Furnace 7.58 Ft x 4.92 Ft

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

Listing Presented By:



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The Agency North Central Alberta

<http://www.theagencyfortmcmurray.com/>



RE/MAX Fort McMurray

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Primary Bedroom 14.25 Ft x 11.33 Ft

Bonus Room 12.92 Ft x 8.67 Ft

4pc Bathroom 7.00 Ft x 6.92 Ft

Bedroom 9.08 Ft x 12.08 Ft

2pc Bathroom 5.67 Ft x 5.25 Ft

Dining room 11.83 Ft x 12.33 Ft

Kitchen 20.08 Ft x 15.08 Ft

Living room 14.83 Ft x 14.50 Ft