



## 276 Ermine Crescent Fort McMurray Alberta

\$589,900

RARE FIND! 276 ERMINE CRESCENT! WOW, A JUST UNDER 9000 SQ FT LOT BACKING THE GREENBELT, EXTRA LONG DRIVEWAY WITH LOTS OF PARKING/RV PARKING, OVERSIZED DETACHED GARAGE, OVER 2000 SQ FT OF LIVING SPACE WITH LOADS OF RENOVATIONS, PLUS A 3 SEASON SUNROOM. This home will check all the boxes for those looking for Privacy, a massive lot, tons of storage, parking and direct access to one of the only true Greenbelts left in Fort McMurray with direct access to Birchwood trails. All situated in a quiet neighborhood with excellent Neighbour's. The Sellers have enjoyed living in this home for over 20 years. They loved the yard and enjoyed having the space for outdoor ice rinks for their children and more. Inside this spacious 4-level split you have a main level open concept living area that features a bright front living room, dining area and an updated kitchen that features island with eat up breakfast bar, stainless steel appliances, pantry, upgraded electrical plugs that include USB ports, QUARTZ AND CEASERSTONE COUNTERTOPS, AND GLASS TILED BACKSPLASH. This main level has a rear access entrance attached to your 3-season sunroom. The upper level of the home features 3 bedrooms, all with updated cork floors, Primary bedroom features double closets and 2pc ensuite with Italian tiled floors. The best part of this Primary bedroom is the gorgeous views from your window overlooking your yard and greenbelt. The main 4pc bathroom on this level has also been updated and offers a large vanity, laminate floors, tiled tub and shower with spa shower. The 3rd level of the home offers a large family room with a gas fireplace making this the perfect location to cozy up on those winter nights with your family. This level features large above-ground windows making the space sunny and bright, with added luxury vinyl plank floors and fresh paint. This level is complete with a full bathroom upda...

Bonus Room 15.75 Ft x 10.92 Ft

3pc Bathroom 5.83 Ft x 8.83 Ft

2pc Bathroom 4.92 Ft x 4.67 Ft

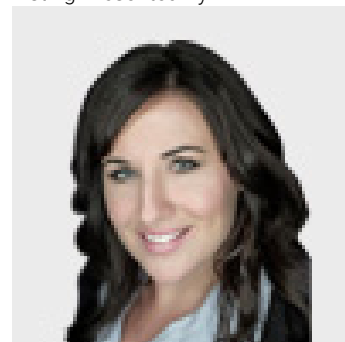
4pc Bathroom 4.92 Ft x 7.67 Ft

Bedroom 9.50 Ft x 9.92 Ft

Bedroom 6.92 Ft x 9.92 Ft

Primary Bedroom 11.42 Ft x 12.83 Ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

<https://www.lisasellsymm.com/>

**RE/MAX**

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