



## 332 Ermine Crescent Fort McMurray Alberta

\$490,000

Welcome to 332 Ermine Crescent: Nestled on a stunning 8,432 sq/ft lot backing onto picturesque trees, this charming detached home offers a serene and peaceful setting. With new shingles (2024), a new furnace (2023), and fresh paint throughout, this well-maintained property also features a six-car driveway and an oversized 22x24 detached garage, providing ample parking and storage space. Lovingly cared for by the same owner for over 30 years, this home showcases true pride of ownership. Upon entering, you're greeted by a bright living room with floor-to-ceiling windows and a cozy wood-burning fireplace. The laminate floors flow into the dining room, creating an inviting space for family meals. The functional kitchen, accessible from both the living and dining rooms, includes all major appliances: fridge, stove, dishwasher, and microwave along with an update faucet and room for a breakfast table. The main level hosts a four-piece bathroom, a spacious primary bedroom with a private two-piece ensuite, and an oversized second bedroom, which was previously two smaller bedrooms combined for enhanced functionality with direct access to the back deck. Closet doors has been updated throughout the main level and the base baords have all been freshly stained. Downstairs, the lower level features a large recreation room with new flooring and a bar, perfect for entertaining. There's also a refreshed four-piece bathroom with a new toilet and flooring, as well as two additional bedrooms. The lower level benefits from oversized windows, bringing in plenty of natural light, creating a bright and airy atmosphere. The laundry and utility room, along with extra storage space under the stairs, complete the lower level. Outside, the back deck offers a perfect spot to unwind and take in the tranquil views of the surrounding green space. With trails and walking paths nearby, this highly sought...

4pc Bathroom 7.75 Ft x 8.83 Ft

Other 7.17 Ft x 8.33 Ft

Bedroom 12.42 Ft x 9.33 Ft

Bedroom 12.33 Ft x 9.75 Ft

Recreational, Games room 26.92 Ft x 18.92 Ft

Furnace 13.42 Ft x 17.42 Ft

Bedroom 12.50 Ft x 20.58 Ft

Breakfast 8.50 Ft x 6.67 Ft

Dining room 12.33 Ft x 10.67 Ft

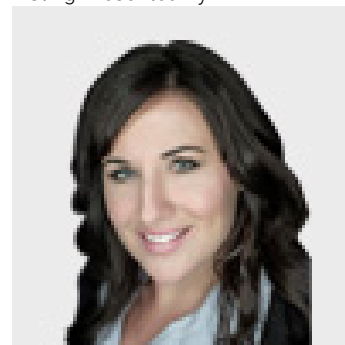
Foyer 6.25 Ft x 10.00 Ft

Kitchen 12.08 Ft x 8.42 Ft

Living room 14.92 Ft x 16.33 Ft

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

Listing Presented By:



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2pc Bathroom 5.17 Ft x 5.42 Ft  
4pc Bathroom 7.67 Ft x 5.42 Ft

Primary Bedroom 12.08 Ft x 12.00 Ft