

# \$485,000 - 107 Merganser Crescent, Fort McMurray

MLS® #A2257026

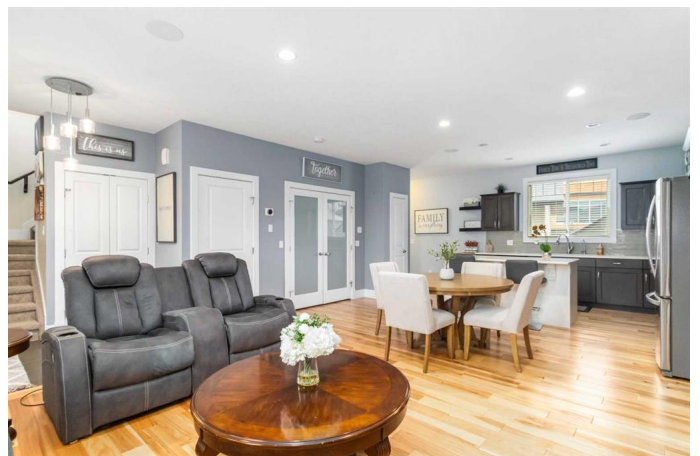
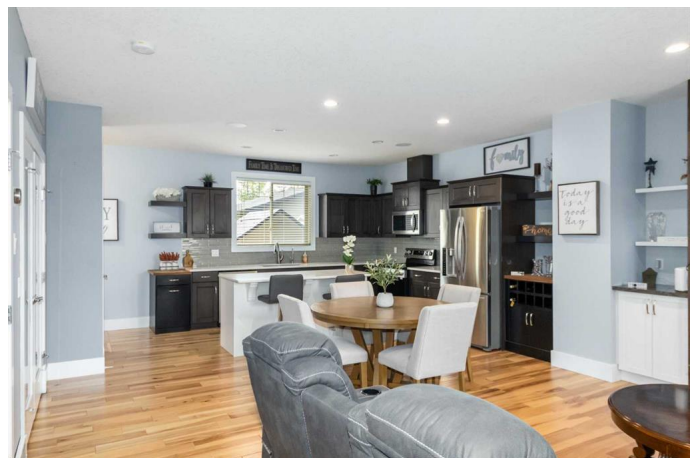
**\$485,000**

5 Bedroom, 4.00 Bathroom, 1,723 sqft

Residential on 0.09 Acres

Eagle Ridge, Fort McMurray, Alberta

If you're looking for a hideaway in the thick of it all, with all the bells and whistles, then 107 Merganser Crescent in Eagle Ridge is waiting for you to turn the key. From the moment you open the front door, your eyes go wide with surprise at the wide open plan. The living room, dining room, and kitchen flow effortlessly into one another, separated only by one wall for the two piece powder room and the convenient home office/playroom/guest room. This home comes with thoughtful upgrades, from quartz countertops throughout the main home, custom cabinetry in the bathrooms, extra large island, to the fireplace feature wall with built-ins on each side. There's a pantry off the kitchen, and tons of closet space, making storage a dream, not a stress! Heading to the top floor of this two storey, the laundry area is conveniently in the centre of the three sizable bedrooms. The primary suite comes with a 4 piece bath, as well as a large walk in closet with built in shelving. It'll be so easy to stay organized in this home! Downstairs is the two bedroom, fully self-contained LEGAL suite with a private separate entrance. No need to worry about being chilly in this suite, the in-floor heating is on its own thermostat, making it extra cozy! It's unusual for a home with these specs to have a double detached garage, and this one comes with epoxy floors that gleam, and are clean enough to walk without your shoes on. The fencing in the backyard is made of vinyl and has a lifetime guarantee, perfect for keeping



the kids and pets safely contained. Â Eagle Ridge is alive with shopping, entertainment, and everything you need conveniently within walking distance. Stop by and see for yourself, all it has to offer.

Built in 2013

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2257026               |
| Price          | \$485,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,723                  |
| Acres          | 0.09                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 107 Merganser Crescent |
| Subdivision | Eagle Ridge            |
| City        | Fort McMurray          |
| County      | Wood Buffalo           |
| Province    | Alberta                |
| Postal Code | T9K 0S5                |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 4                                                |
| Parking        | Alley Access, Double Garage Detached, Off Street |
| # of Garages   | 2                                                |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                            |
|-----------------|----------------------------------------------------------------------------------------------------------------------------|
|                 | See Remarks, Walk-In Closet(s)                                                                                             |
| Appliances      | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Washer/Dryer Stacked |
| Heating         | Fireplace(s), Forced Air                                                                                                   |
| Cooling         | Central Air                                                                                                                |
| Fireplace       | Yes                                                                                                                        |
| # of Fireplaces | 1                                                                                                                          |
| Fireplaces      | Electric                                                                                                                   |
| Has Basement    | Yes                                                                                                                        |
| Basement        | Exterior Entry, Finished, Full                                                                                             |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Fire Pit, Private Entrance        |
| Lot Description   | Back Lane, Back Yard, See Remarks |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding, Wood Frame          |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 3                    |
| Zoning         | R3                   |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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