

135 Crane Place
Fort McMurray, Alberta

MLS # A2164272



\$588,888

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,711 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable Connected, Garbage Collection, Phone Connected

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, stove, dishwasher, washer, dryer, all window coverings, central a/c, garage heater and shed in yard

WELCOME TO 135 CRANE PLACE WHERE YOU HAVE LOADS OF PARKING INCLUDING RV PARKING AND A FANTASTIC HOME TUCKED AWAY IN A CUL DE SAC NEXT TO 2 ELEMENTARY SCHOOLS AND WALKING TRAILS AND GREENSPACE IN EAGLE RIDGE. The sellers have taken pride in doing many upgrades and additions to the home and say they love the location. The exterior of this property offers a 48-FOOT DRIVEWAY, GIVING YOU LOADS OF PARKING including RV PARKING & ATTACHED HEATED GARAGE. The yard is complete with a fully fenced and landscaped that includes a large deck and a covered deck area for BBQing, then a firepit area, retaining walls with gardens, shed, and a great size lot. Step inside this spacious 2 storey with many upgrades that include NEW FRONT AND REAR EXTERIOR DOORS, LUXURY VINYL PLANKS FLOORS, CUSTOM FIREPLACE FEATURE WAZLL, CUSTOM BLINDS, UPDATED APPLIANCES, NEW FURNACE (2022), CENTRLA A/C, HOT WATER ON DEMAND, WATER SOFTENER AND MORE! This spacious layout includes a large front entryway with tile floors and soaring vaulted ceilings. The foyer leads you to your open-concept living space that offers a great room with gas fireplace and beautiful wood feature wall. The kitchen offers loads of cabinets, a large island with an eat-up breakfast bar, and built-in appliances. The dining room overlooks your yard and is surrounded by windows and offers a garden door leading to your deck. The main level is complete with a 2-pc powder room, and laundry room with sink and built-in storage cabinets. The large staircase leads you to the upper level with 3 bedrooms, the Primary bedroom offers a WALK-IN CLOSET, 5 PC ENSUITE WITH DOUBLE SINKS, AN OVERSIZED JETTED TUB, AND A STAND-UP SHOWER. The 2 additional

bedrooms on this level both offer WALK-IN CLOSETS. The upper level is complete with a 2nd full bathroom. The Basement is fully finished with a large family room that offers a kitchenette/wet bar ready for hookup, then a completed 4th BEDROOM AND FULL BATHROOM ENSUITE OFF THIS BEDROOM. There is a SEPARATE ENTRANCE TO THIS LOWER LEVEL. This space could be used for your family or be rented for a mortgage helper. This move-in ready home is the ideal home for families with young children so they can play worry-free in the quiet cul de sac and also have quick access to schools, and all amenities including Eagle Ridge Commons and Landmark Theater. Call today for your personal tour.