

**164 Heron Place
Fort McMurray, Alberta**

MLS # A2166226



\$599,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,850 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Few Trees, Gazebo, Front Yard, Landscaped, Standard Shaped L		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, Jetted Tub, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Gazebo, A/C, All Window Coverings, Garage Heater, Kidâ€™s Swing Set, Shed, and Water Softener. Basement: Refrigerator, Microwave, and Dishwasher.

Welcome to 164 Heron Place. Discover this meticulously maintained two-storey residence in its ideal Eagle Ridge location, offering serene southwest views and convenient access to all amenities. Nestled on a quiet cul-de-sac, this turnkey property is just a few steps away from elementary schools, playgrounds, Birchwood Trails, and local entertainment venues. Upon entry, natural light floods the foyer, showcasing soaring ceilings and rich maple railing details. The functional espresso kitchen boasts stainless steel appliances, a built-in pantry, and a raised breakfast bar adjacent to the dining nook. Enjoy seamless indoor-outdoor flow to the fully fenced and landscaped backyard through patio door access from the dining area. The main floor features tile flooring throughout, complemented by hardwood, and the cozy living room features a gas fireplace. A spacious entrance closet, half bathroom, and well-appointed mudroom with utility sink and ample storage enhance practical living in this home. Off the dining room, you will find a backyard that has been a labour of love with an oversized custom deck with a gazebo, interlocking patio stone walkways and a fire pit area, as well as raised garden beds, 3 apple trees, 1 honeyberry tree, a very well maintained lawn, play set and shed for convenience. Ascend the beautifully designed staircase to the upper level, where expansive windows in the bonus room offer picturesque views of the green space. Soft carpeting extends through the primary bedroom, which includes a walk-in closet and a luxurious ensuite with double sinks, a jacuzzi tub, a separate shower, and water closet. Two more bedrooms with oversized closets and a full bathroom with a linen closet complete this level. The garage is a standout feature, offering a heated, double-car space with upper shelves, wine storage and additional storage cabinets. The basement presents

versatile living options with a separate entrance suitable for separate living quarters or in-law accommodations. It showcases a spacious family room and a sophisticated kitchenette/wet bar with apartment-style appliances. One additional bedroom and a full bathroom with a stunning stand-up shower round out the basement's offerings. Other upgrades to this home include a water softener, central air conditioning, upgraded blinds, hot water on demand, in-floor heat in the basement, and so much more. Embrace the lifestyle of Eagle Ridge and schedule your showing today to experience everything this remarkable home has to offer.