

231 Merganser Crescent
Fort McMurray, Alberta

MLS # A2167643



\$554,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,796 sq.ft.	Age:	2009 (15 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	See Remarks	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Granite Counters, Kitchen Island, Open Floorplan, Track Lighting		

Inclusions: fridge x 2, stove x 1, dishwasher, washer/dryer x 2, garage heater, central a/c

Welcome to 231 Merganser Cres - WOW! Immerse yourself in the elegance and comfort of this impressive 6-bedroom, 4-bathroom home, set on a huge corner lot that offers a walkable lifestyle near all amenities, schools, and transportation routes. With 2401 square feet of beautifully designed total living space, this single family home is on the market for sale and ready to captivate. Step inside and be dazzled by the abundance of natural light, high ceilings, and an inviting open concept floor plan. The brand-new vinyl plank flooring on the main floor is sure to catch your eye, flowing seamlessly into the hardwood stairs, while the vinyl plank-finished basement adds to its sophisticated charm with no carpet throughout. The living space is further accentuated by a cozy fireplace, perfect for creating a warm ambiance on chilly evenings. The attached double HEATED garage provides ample room for additional storage or a workshop space. Bonus features include RV PARKING at the back of the home with a large concrete driveway, ideal for outdoor enthusiasts. The heart of the home – the kitchen – doesn't disappoint with an enticing eat-up island, rich dark mocha cabinetry, striking NEW chevron-style backsplash, stainless steel appliances, and updated light fixtures that all contribute to the exquisite aesthetic of the space. Retreat upstairs to discover 4 of the 6 bedrooms, including a serene primary bedroom complete with its own ensuite with CORNER JETTED TUB AND SEPARATE SHOWER for a private escape. The DEVELOPED BASEMENT adds the advantage of a SEPARATE ENTRANCE and includes a kitchen, dining/living area expanding the home's versatility for hosting guests or accommodating a multigenerational family setup, with 2 bedrooms and another 4pc bath. THIS HOME HAS IT ALL! CALL NOW to experience the

grandeur and grace in person.