

# \$789,900 - 180 Merganser Crescent, Fort McMurray

MLS® #A2126815

**\$789,900**

4 Bedroom, 3.00 Bathroom, 1,745 sqft  
Residential on 0.19 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to your sophisticated upgraded home located at 180 Merganser Crescent! Built in 2009, this stunning modified bi-level offers contemporary living at its finest. With 2,907 square feet of meticulously designed space, including the basement, and situated on an impressive 8,447 square foot lot, this residence embodies luxury and comfort. Featuring four spacious bedrooms, this home provides ample space for families or those who love to entertain. Each room boasts carefully crafted renovations that enhance both style and functionality, ensuring a modern living experience. The heart of this home lies in its exquisite kitchen that was updated in 2023. The renovated kitchen is a chef's delight, equipped with natural gas range & pot filler, custom cabinetry, and quartz countertops + a massive island! The open-concept design seamlessly connects the kitchen to the inviting living room, creating an ideal space for gatherings and relaxation. This level offers 2 mirrored bedrooms with California closets, perfectly situated between the 4 piece bathroom. Above the garage is your primary suite, complete with vaulted ceiling, stone access wall, large windows, walk-in closet again complete with custom CALIFORNIA CLOSETS & a 4 piece ensuite. Descending to the walkout basement, you'll discover an entertainer's paradise. The open layout creates an inviting space, perfect for hosting gatherings or relaxing the basement features a wet bar area, & natural gas fireplace. While



continued flooring from upstairs provides a cohesiveness throughout. The basement also houses a fourth bedroom, offering privacy and comfort for guests or family members. New hot water on demand installed in 2020 ensures convenience and efficiency. The walkout access to the backyard adds a touch of luxury to everyday living. One of the standout features of this property is its TRIPLE car garage, complete with a convenient drive-through to the 20x20 HEATED shop. Also note the driveway from Triple to shop offers stamped concrete. Whether you're a car enthusiast, simply need extra storage space, this garage provides endless possibilities. Outside, the expansive driveway offers ample parking, while the large lot provides plenty of room for outdoor activities and landscaping potential. Enjoy summer barbecues and evenings under the stars in your private backyard oasis. Conveniently located near schools, parks, and amenities, this home offers the perfect balance of tranquility and accessibility. Don't miss out on the opportunity to make this your forever home. Schedule a viewing today.

Built in 2009

### **Essential Information**

MLS® #	A2126815
Price	\$789,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,745
Acres	0.19
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level

Status Active

### Community Information

Address 180 Merganser Crescent  
Subdivision Eagle Ridge  
City Fort McMurray  
County Wood Buffalo  
Province Alberta  
Postal Code T9K 0S5

### Amenities

Parking Spaces 6  
Parking Aggregate, Double Garage Detached, Heated Garage, Triple Garage Attached, Drive Through, Side By Side  
# of Garages 3

### Interior

Interior Features Bar, Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)  
Appliances See Remarks  
Heating Fireplace(s), Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Family Room, Gas, Living Room, Stone  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line  
Lot Description Back Yard, Backs on to Park/Green Space, Corner Lot, Greenbelt, Landscaped, Pie Shaped Lot  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed April 29th, 2024  
Days on Market 185  
Zoning R1

## Listing Details

Listing Office            COLDWELL BANKER UNITED

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