

**101 MERGANSER Place  
Fort McMurray, Alberta**

**MLS # A2283198**



**\$597,000**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,942 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot, Greenbelt, Landscaped, Private, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Garbage Collection
<b>Features:</b>	Jetted Tub, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance		

**Inclusions:** Main floor: Fridge, Stove, Dishwasher, Microwave, A/C Unit. Basement: Fridge, Stove, Dishwasher, microwave, washer, dryer,

**LEGAL SUITE! CORNER LOT! ATTACHED DOUBLE CAR HEATED GARAGE! 7FT SIDE YARD ACCESS!!** Situated on a quiet street in the desirable Eagle Ridge community, this home is just steps from the tree-line and scenic walking trails, while remaining close to grocery stores, new schools, and all amenities. The open-concept main floor features a spacious kitchen with granite countertops, ample cabinetry, and a corner pantry, flowing seamlessly into the bright living room accented by a gas fireplace. The generous dining nook offers direct access to the fully fenced and landscaped backyard. Upstairs, the primary bedroom includes a walk-in closet and a well-appointed ensuite with a stand-up shower and jetted tub, along with two additional spacious bedrooms and another 4 PCE bathroom. The fully developed basement has a 1 BEDROOM LEGAL SUITE that of course comes with a separate entrance and boasts a large recreation room with an attractive feature wall, a sizeable bedroom, an office/den, full bathroom, and ample storage. Completing the home is an attached heated garage wired for cable, equipped with 220-volt power and hot and cold water taps. Additional features include 200 amp panel, air conditioning and an extra gas outlet for the backyard. A fantastic opportunity—welcome to 101 Merganser Place. Call now to book your personal showing.