



**336 Ermine Crescent
Fort McMurray, Alberta**

MLS # A2316705



\$850,000

Division:	Thickwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,671 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Asphalt, Double Garage Attached, Drive Through, Driveway, Front Drive, Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-

Features: Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Basement: Fridge, stove, microwave, washer and dryer, deep freezer, House keys x2, mail keys x2.

Welcome to 336 Ermine Crescent, an extraordinary property offering over 3,670 sq/ft of above grade living space on a massive 7,682 sq/ft lot backing onto green space with beautiful tree lined views. With five bedrooms on the upper level, multiple living spaces, and an incredible drive through 40x50 attached shop with in-floor heat, this home offers a rare combination of size, functionality, and flexibility that is difficult to find in today's market. A large driveway provides parking for up to four vehicles, while a wide side gate allows easy access to the backyard for recreational storage, trailers, side by sides, or ATVs. The covered front step welcomes you inside to a spacious open concept main floor finished with tile and laminate flooring throughout. The kitchen was designed for both family living and entertaining, featuring granite countertops, extensive cabinetry, abundant counter space, a prep sink built into the oversized island, stainless steel appliances, a five burner gas range, double wall ovens, and a large pantry. Whether hosting family gatherings or operating a home based business, this kitchen offers the space and functionality to do it all. A two piece bathroom completes the main level. Upstairs is where this home truly stands apart, offering an impressive 2,673 sq/ft on the second floor alone. A massive family room with vaulted ceilings, built in shelving, a wood burning fireplace, and wet bar creates the ultimate gathering space. Patio doors lead to an upper deck overlooking the green space behind the home. The upper level is home to five spacious bedrooms and three full bathrooms. The primary suite features a walk in closet, jetted tub, glass shower, and plenty of room to unwind. The additional bedrooms are thoughtfully positioned throughout both wings of the home, providing excellent separation and privacy for larger families. The basement

adds valuable flexibility with a second kitchen, second laundry area, three piece bathroom, and additional living space ideal for extended family, hobbies, or guests. One of the property's most impressive features is the attached drive through shop. Larger than a traditional garage, this incredible space offers tall overhead doors, ample room for projects, recreational vehicles, storage, or business equipment. A separate furnace room services the upper addition. Outside, the fenced yard features a side deck with privacy wall and gas line for a barbecue, a dedicated dog run, and peaceful views of the mature trees beyond. With newer mechanical updates including a newer furnace and central air conditioning, a rare five bedroom upper level layout, over 3,670 sq/ft above grade, and one of the most versatile shop spaces available in Fort McMurray, 336 Ermine Crescent is a truly unique opportunity. Schedule your private showing today.