



**104 Crane Rise**  
**Fort McMurray, Alberta**

**MLS # A2317368**



**\$580,000**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,760 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Jetted Tub, No Smoking Home, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** Central AC, dishwasher, microwave, refrigerator, washer/dryer, stove

Welcome to 104 Crane Rise — a spacious and versatile home offering comfort, functionality, and incredible value in a family-friendly location! Featuring 4 bedrooms and 3.5 bathrooms, this property is perfect for growing families, investors, or homeowners looking for extra space and income potential. With an illegal suite with separate entrance, this home offers flexibility for extended family, guests, or the opportunity to generate rental income. Step inside to discover a bright and inviting layout with plenty of room for everyday living and entertaining. The kitchen offers ample cabinetry and workspace, flowing nicely into the main living and dining areas. Upstairs, the huge primary bedroom is the perfect retreat, complete with a spacious walk-in closet and private ensuite bathroom. The additional bedrooms provide plenty of room for kids, guests, or a home office setup. Outside, you’ll appreciate the attached double garage along with plenty of parking for vehicles, toys, or visitors. The property is ideally situated close to schools, walking trails, ponds, shopping, parks, and all the amenities families need. Whether you’re relaxing at home, enjoying nearby outdoor spaces, this home offers endless possibilities in a fantastic neighbourhood. Don’t miss your chance to own this beautiful property at 104 Crane Rise!