



**188 Merganser Crescent
Fort McMurray, Alberta**

MLS # A2327117



\$700,000

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,963 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: GARAGE HEATER, SHED, MAIL KEYS X2, HOUSE KEY.

Welcome to 188 Merganser Crescent, a beautifully maintained two storey home backing directly onto green space with no rear neighbours. Offering exceptional privacy, a fully fenced backyard designed for entertaining, and a long list of thoughtful updates, this spacious family home combines comfort, style, and functionality in one of Eagle Ridge's most desirable locations. From the moment you arrive, the home's inviting curb appeal, front driveway, and attached double garage create an impressive first impression. The backyard is a true highlight, backing onto green space and offering a peaceful setting to enjoy year round. Designed for entertaining, the outdoor space features a two tiered deck with built in benches, a pergola, a Bullfrog hot tub installed in 2023, a fire pit area, and plenty of room for children and pets to play. Inside, the bright front entry welcomes you with tile flooring and abundant natural light. The main level offers a functional open concept layout finished with updated plank flooring, fresh light coloured paint, and timeless finishes throughout. The living room is centred around a beautiful stone veneer gas fireplace, creating a warm and inviting atmosphere for family gatherings. The kitchen has been tastefully updated with quartz countertops and features warm wood cabinetry, stainless steel appliances approximately two years old, and a functional eat up peninsula perfect for everyday meals and entertaining. A convenient two piece powder room and a dedicated main floor office with hardwood flooring complete this level. Upstairs, you'll find three spacious bedrooms, including a generous primary suite featuring a walk in closet and a private ensuite with an updated quartz vanity, soaker tub, and separate shower. Both upstairs bathrooms have matching vanities, creating a cohesive and modern aesthetic. A large bonus room

with high ceilings and its own gas fireplace provides incredible flexibility and could easily serve as a fourth bedroom, family room, or children's play space. The fully developed basement continues the home's bright and welcoming feel with neutral finishes throughout. This level offers two additional bedrooms and a spacious family room, providing plenty of room for growing families, guests, or hobbies. Recent updates include a new hot water tank installed in 2026, washer and dryer replaced in 2025, appliances replaced in 2024, interior paint completed within the past year and a half, an updated garage heater installed in 2023, quartz kitchen countertops, updated bathroom vanities with quartz countertops, and refreshed flooring throughout the main living areas with the hardwood hiding underneath. Beautifully cared for inside and out, with six potential bedrooms, exceptional outdoor living, and the privacy of backing onto green space, 188 Merganser Crescent offers everything today's family is looking for in a convenient location. Steps from schools and the newest shopping area in Fort McMurray. Schedule your private showing today