



GRASSROOTS
REALTY GROUP

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192 Crane Rise
Fort McMurray, Alberta

MLS # A2328729



\$455,000

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,393 sq.ft.	Age:	2010 (16 yrs old)
Beds:	6	Baths:	3
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge (2), Stove, Stove Top, Dishwasher (2), Microwave (2), Washer, Dryer, Stackable Washer & Dryer, Window Covering

Welcome Home! This well-maintained bungalow offers a bright, open-concept living room, dining area, and kitchen with plenty of cabinet and counter space, making it ideal for everyday living and entertaining. Down the hall, you'll find a spacious primary bedroom complete with a walk-in closet and a private 4-piece ensuite. Two additional bedrooms, another 4-piece bathroom, and a convenient main floor laundry room complete the main level. The fully finished basement has its own separate entrance and features a large family room, second kitchen, three additional bedrooms, a 4-piece bathroom with a stackable washer and dryer, a generous storage room, and a cold room. With plenty of space and a functional layout, this home offers lots of possibilities. Title insurance will be provided in lieu of a Real Property Report.