



GRASSROOTS
REALTY GROUP

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**113 Merganser Place
Fort McMurray, Alberta**

MLS # A2330998



\$618,999

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,134 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behin		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed

Foundation: Poured Concrete

Features: Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Window Coverings as is

Welcome to this well-maintained two-storey home in the sought-after community of Eagle Ridge, ideally located just steps from an open green space with direct access to walking trails. A welcoming covered front porch sets the tone, offering the perfect spot to enjoy your morning coffee or unwind at the end of the day. Inside, large windows fill the home with natural light, while a versatile front den provides flexible space for a home office, study, or playroom. The open-concept main floor is designed for both everyday living and entertaining, featuring a spacious living room with a gas fireplace, a bright dining area, and a functional kitchen complete with stainless steel appliances, granite countertops, an undermount sink, and a pantry. The kitchen, dining area, and living room all overlook the adjacent green space, creating a bright and inviting backdrop. Upstairs, you'll find three bedrooms, including a spacious primary suite with a walk-in closet, a four-piece ensuite, and views of the green space. A full bathroom, convenient upper-level laundry, and a generous bonus room with a second gas fireplace provide additional space for family living. The main floor features hardwood and ceramic tile flooring, while the upper level offers the comfort of carpet throughout. The unfinished basement presents an excellent opportunity to create additional living space tailored to your needs. Complete with a double attached garage, central air conditioning, and central vacuum, this home combines comfort, functionality, and a location that is hard to beat. With green space just outside your door and all the amenities of Eagle Ridge nearby, this is a fantastic opportunity to make your move.