



GRASSROOTS
REALTY GROUP

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**212 Merganser Crescent
Fort McMurray, Alberta**

MLS # A2340529



\$649,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,622 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: hot tub

Welcome to 212 Merganser Crescent, a spacious five-bedroom walkout bi-level overlooking beautiful green space. From the foyer, step up into the bright, open-concept living room, dining area and kitchen, highlighted by vaulted ceilings and plenty of natural light. The kitchen features rich wood cabinetry, quartz countertops and a matching quartz backsplash. The main level offers two bedrooms and a full bathroom. Above the heated attached garage is the oversized primary bedroom, complete with two closets and a private ensuite featuring a jetted Jacuzzi tub and separate stand-up shower. The walkout basement includes two additional bedrooms, a full bathroom, in-floor heating and the option for an illegal basement suite. Outside, enjoy the lower deck and private hot tub while taking in the peaceful green-space views. Complete with a fantastic driveway and a prime Eagle Ridge location close to schools, shopping, restaurants and other amenities. Call today to book your personal showing!