



GRASSROOTS
REALTY GROUP

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132 Crane Rise
Fort McMurray, Alberta

MLS # A2345233

\$469,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,604 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Gravel Driveway, None		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Separate Entrance, Storage, Track Lighting, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, and All Window Coverings. Basement: Fridge, Microwave, Washer, and Dryer.

Welcome to 132 Crane Rise, a quality-built Cherrywood Homes property in the highly sought-after Eagle Ridge community. With 1,604 sq ft of thoughtfully designed living space, 4 bedrooms, 3.5 bathrooms, and a fully developed basement with a separate entrance, this home delivers the space and flexibility today's families need, with room to adapt to life's changes. Start your day on the charming front porch overlooking the park across the street. Inside, natural light fills the spacious living room, where large windows and a cozy corner gas fireplace create a welcoming space. The kitchen blends style and function with maple cabinetry, stainless steel appliances, generous counter space, a pantry, and sleek track lighting. The adjoining dining area opens directly to the backyard, making summer BBQs and family gatherings easy. The upper level boasts three sizeable bedrooms, including a comfortable primary retreat with a private 4-piece ensuite. The additional bedrooms offer flexibility for a growing family or a home office setup, while double-door closets provide excellent storage. A 4-piece main bathroom and upper-level laundry add everyday convenience. The fully developed basement is where this home truly showcases its versatility. With its own entrance, a large bedroom with a walk-in closet, spacious recreation area, kitchenette, 3-piece bathroom, laundry, and storage, it offers an ideal setup for extended family, long-term guests, or other future lifestyle plans. Outside, the backyard opens another place to gather, dine, or simply unwind, while the driveway provides plenty of parking for vehicles, recreational toys, and guests. Located close to schools, playgrounds, parks, and walking and biking trails, with Eagle Ridge amenities just minutes away, 132 Crane Rise offers the space, versatility, and location to grow with your family. Check out the photos and floor plans and call

today to book your personal viewing.