

# \$478,000 - 110 Merganser Crescent, Fort McMurray

MLS® #A2227171

**\$478,000**

5 Bedroom, 5.00 Bathroom, 1,840 sqft  
Residential on 0.08 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 110 Merganser Crescent. Located in Eagle Ridge near parks, schools and shopping amenities, this stunning home is the perfect blend of modern and classic charm.

This beautiful and spacious ALVES built home coming in just under 2690 SQFT of TOTAL LIVING SPACE features 5 beds, 4.5 baths (with 3 ensuites), separate entrance, and detached DOUBLE GARAGE (24x24).

As you enter you are greeted with a large Foyer which leads to your oversized living room area that has an abundance of natural lighting and finished with hardwood flooring. The kitchen is equipped with dark espresso cabinetry, STAINLESS STEEL APPLIANCES including a GAS RANGE STOVE and kitchen island.

The oversized kitchen has upgraded appliances, lot of cupboard & countertop space with beautiful backsplash & massive dining room area. The dining nook also leads to the back deck and your detached double car garage which is insulated, drywalled, heated and wired.

Heading upstairs you are greeted with 2 generous sized secondary bedrooms, a well appointed 4pc bathroom and a master bedroom with walk-in-closet and ensuite 4pc bathroom. A laundry room is also conveniently located on this level.

The fully developed basement features a private illegal-suite with its own separate entranceâ€”perfect for extended family, guests, or rental income. It includes 2



bedrooms, both with private 4-piece ensuites, a kitchenette, and a cozy dining space. Bonus features include: New Hot Water on Demand (2025), Central A/C, Infrared Gas Heater in Garage, Outdoor Gas Line for BBQ. Located in a family-friendly area on a quiet street, close to parks, walking trails, playgrounds, schools, theater, and minutes to shopping centers. Donâ€™t miss your chance to own this exceptional home in the heart of Eagle Ridge. Schedule a private tour today!

Built in 2010

**Essential Information**

MLS® #	A2227171
Price	\$478,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,840
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	110 Merganser Crescent
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0S5

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage

# of Garages            2

## **Interior**

Interior Features    Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage, Walk-In Closet(s)

Appliances            Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Gas Stove, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings

Heating                Forced Air

Cooling                Central Air

Has Basement        Yes

Basement             Exterior Entry, Finished, Full, Suite

## **Exterior**

Exterior Features    Private Entrance, Storage

Lot Description       Back Yard, Front Yard, Low Maintenance Landscape, Gazebo

Roof                    Asphalt Shingle

Construction         Vinyl Siding, Wood Frame

Foundation           Poured Concrete

## **Additional Information**

Date Listed            June 3rd, 2025

Days on Market       52

Zoning                  R2

## **Listing Details**

Listing Office          EXP REALTY

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