

# \$579,900 - 135 Crane Place, Fort McMurray

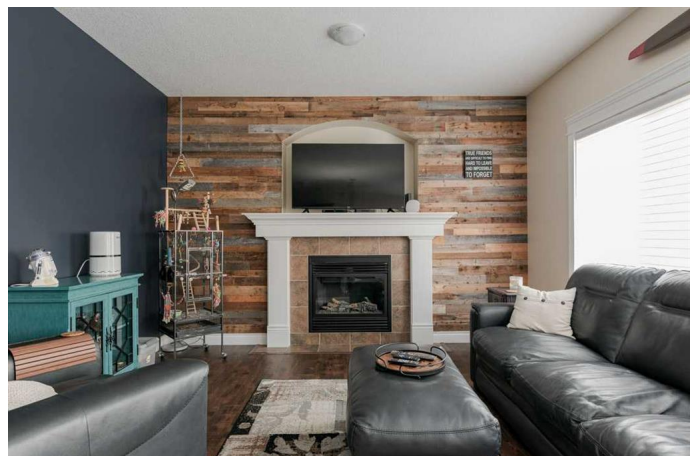
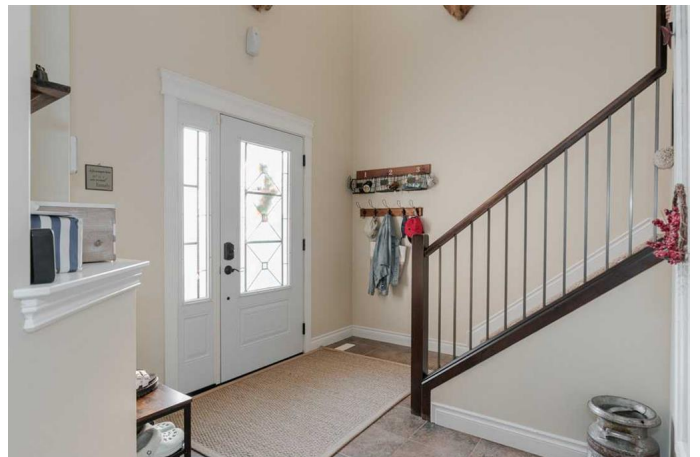
MLS® #A2183143

**\$579,900**

4 Bedroom, 4.00 Bathroom, 1,711 sqft  
Residential on 0.12 Acres

Eagle Ridge, Fort McMurray, Alberta

WELCOME TO 135 CRANE PLACE WHERE YOU HAVE LOADS OF PARKING INCLUDING RV PARKING AND A FANTASTIC HOME TUCKED AWAY IN A CUL DE SAC NEXT TO 2 ELEMENTARY SCHOOLS AND WALKING TRAILS AND GREENSPACE IN EAGLE RIDGE. The sellers have taken pride in doing many upgrades and additions to the home and say they love the location. The exterior of this property offers a 48-FOOT DRIVEWAY, GIVING YOU LOADS OF PARKING including RV PARKING & ATTACHED HEATED GARAGE. The yard is complete with a fully fenced and landscaped that includes a large deck and a covered deck area for BBQing, then a firepit area, retaining walls with gardens, shed, and a great size lot. Step inside this spacious 2 storey with many upgrades that include NEW FRONT AND REAR EXTERIOR DOORS, LUXURY VINYL PLANKS FLOORS, CUSTOM FIREPLACE FEATURE WAZLL, CUSTOM BLINDS, UPDATED APPLIANCES, NEW FURNACE (2022), CENTRLA A/C, HOT WATER ON DEMAND, WATER SOFTENER AND MORE! This spacious layout includes a large front entryway with tile floors and soaring vaulted ceilings. The foyer leads you to your open-concept living space that offers a great room with gas fireplace and beautiful wood feature wall. The kitchen offers loads of cabinets, a large island with an eat-up breakfast bar, and built-in appliances. The



dining room overlooks your yard and is surrounded by windows and offers a garden door leading to your deck. The main level is complete with a 2-pc powder room, and laundry room with sink and built-in storage cabinets. The large staircase leads you to the upper level with 3 bedrooms, the Primary bedroom offers a WALK-IN CLOSET, 5 PC ENSUITE WITH DOUBLE SINKS, AN OVERSIZED JETTED TUB, AND A STAND-UP SHOWER. The 2 additional bedrooms on this level both offer WALK-IN CLOSETS. The upper level is complete with a 2nd full bathroom. The Basement is finished with a large family room that offers a kitchenette/wet bar ready for hookup, then a completed 4th BEDROOM AND FULL BATHROOM ENSUITE OFF THIS BEDROOM. There is a SEPARATE ENTRANCE TO THIS LOWER LEVEL. This space could be used for your family or be rented for a mortgage helper. This move-in ready home is the ideal home for families with young children so they can play worry-free in the quiet cul de sac and also have quick access to schools, and all amenities including Eagle Ridge Commons and Landmark Theater. SELLER IS OFFERING A \$2,000 CREDIT TO COMPLETE THE DROP CEILING IN THE BASEMENT. Call today for your personal tour.

Built in 2010

### **Essential Information**

MLS® #	A2183143
Price	\$579,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,711

Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	135 Crane Place
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0P6

### Amenities

Utilities	Water Connected, Cable Connected, Garbage Collection, Phone Connected, Sewer Connected
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, See Remarks
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden,

	Landscaped, Lawn, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 14th, 2024
Days on Market	111
Zoning	R1

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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