

\$485,000 - 107 Merganser Crescent, Fort McMurray

MLS® #A2257026

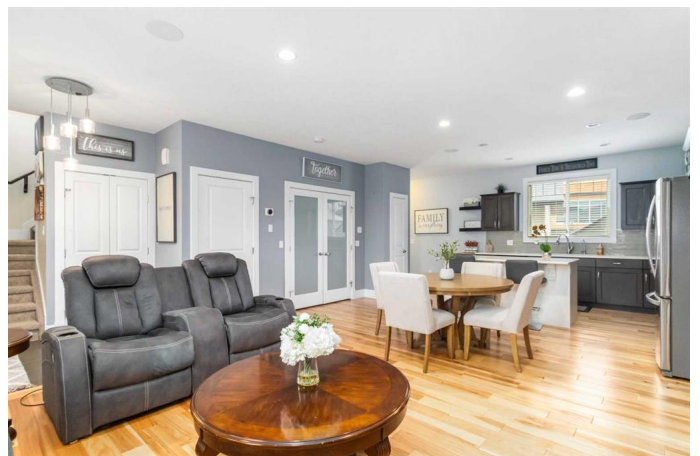
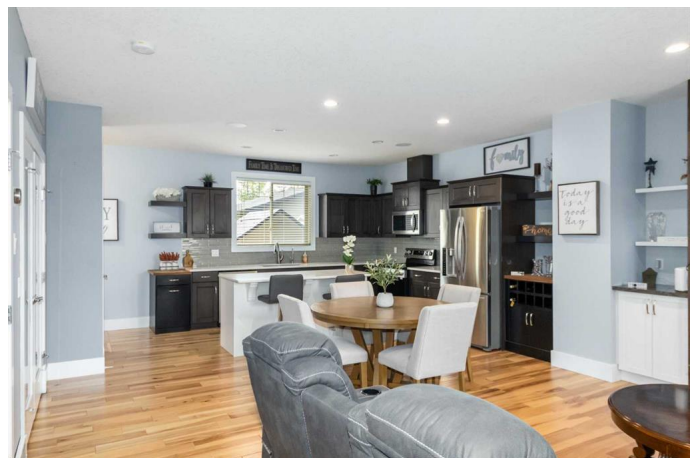
\$485,000

5 Bedroom, 4.00 Bathroom, 1,723 sqft

Residential on 0.09 Acres

Eagle Ridge, Fort McMurray, Alberta

If you're looking for a hideaway in the thick of it all, with all the bells and whistles, then 107 Merganser Crescent in Eagle Ridge is waiting for you to turn the key. From the moment you open the front door, your eyes go wide with surprise at the wide open plan. The living room, dining room, and kitchen flow effortlessly into one another, separated only by one wall for the two piece powder room and the convenient home office/playroom/guest room. This home comes with thoughtful upgrades, from quartz countertops throughout the main home, custom cabinetry in the bathrooms, extra large island, to the fireplace feature wall with built-ins on each side. There's a pantry off the kitchen, and tons of closet space, making storage a dream, not a stress! Heading to the top floor of this two storey, the laundry area is conveniently in the centre of the three sizable bedrooms. The primary suite comes with a 4 piece bath, as well as a large walk in closet with built in shelving. It'll be so easy to stay organized in this home! Downstairs is the two bedroom, fully self-contained LEGAL suite with a private separate entrance. No need to worry about being chilly in this suite, the in-floor heating is on its own thermostat, making it extra cozy! It's unusual for a home with these specs to have a double detached garage, and this one comes with epoxy floors that gleam, and are clean enough to walk without your shoes on. The fencing in the backyard is made of vinyl and has a lifetime guarantee, perfect for keeping



the kids and pets safely contained. Â Eagle Ridge is alive with shopping, entertainment, and everything you need conveniently within walking distance. Stop by and see for yourself, all it has to offer.

Built in 2013

Essential Information

MLS® #	A2257026
Price	\$485,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,723
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	107 Merganser Crescent
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0S5

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Off Street
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks,
-------------------	---

	Walk-In Closet(s), Central Vacuum
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Washer/Dryer Stacked
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Fire Pit, Private Entrance
Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	6
Zoning	R3

Listing Details

Listing Office	People 1st Realty
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.