

# \$570,500 - 135 Crane Place, Fort McMurray

MLS® #A2215820

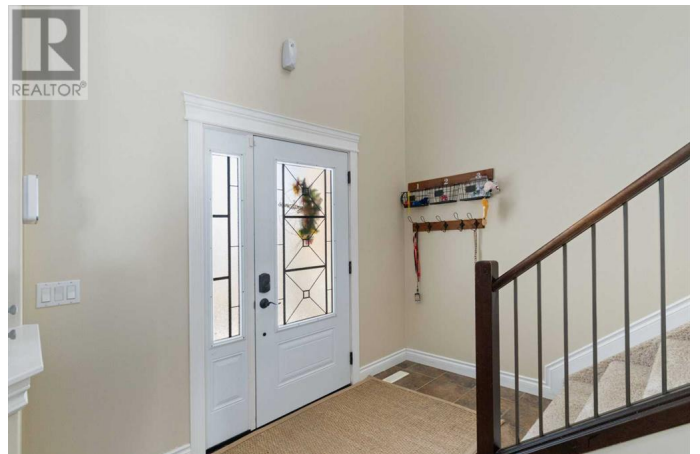
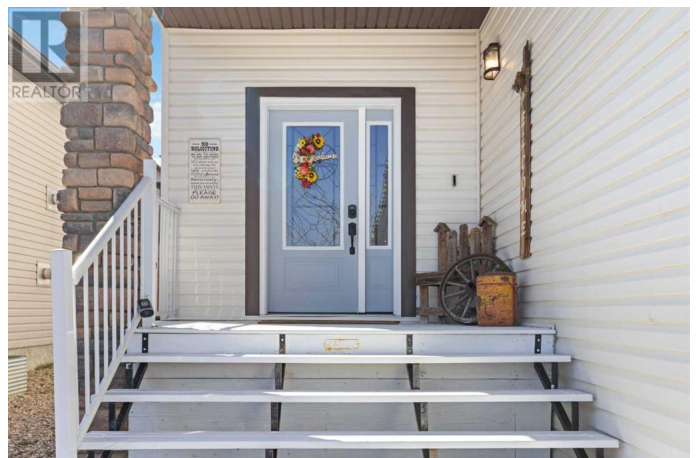
## \$570,500

4 Bedroom, 4.00 Bathroom, 1,711 sqft

Single Family on 0.12 Acres

Eagle Ridge, Fort McMurray, Alberta

LOCATION, LOCATION, LOCATION! This home is a rare find being tucked away in a quiet cul de sac and only a hop skip and jump from two elementary schools, trail system and more. Are you searching for parking to go to your well-appointed home? 135 Crane place is the one for you then. You will enjoy your 48-FT concrete driveway, RV parking, Attached Heated 36x22 Double garage (exterior measurements) with 12 ft ceilings & an upper-level storage area. The sellers have taken pride in doing many upgrades and additions to the home and say they absolutely love the location. The yard is complete with a fully fenced and landscaped that includes a large deck & a covered deck area for BBQing, then a firepit area, retaining walls with gardens, shed, and a great size lot coming in over 5200 sq ft. Many upgrades that include replacement of front and rear exterior doors, luxury vinyl plank flooring, custom fireplace feature wall, custom blinds, updated appliances, updated furnace in (2022). This layout includes 2400+sqft of living s a large front entryway w/ tile floors and vaulted ceilings. The foyer leads you to your open concept living area w/ 9ft ceilings , great room w/ gas fireplace and beautiful wood feature wall. This entire living area overlooks your yard through the large bank of windows at the back of the home. The kitchen offers loads of cabinets, a large island with an eat-up breakfast bar, undermount lighting & backsplash. The dining room offers a great



space for entertaining friends and family and offers a garden door to lead you to your rear deck. The main level is complete with a 2-pc bath, and laundry room w/ sink and built-in storage cabinets. The large staircase leads you to the upper level with 3 bedrooms, the Primary bedroom features a walk-in closet and 5 pc ensuite that includes double sinks, jetted tub and 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 finished basement features a Separate entrance to an additional living space that includes a kitchenette, massive family room, and 4th bedroom with a full ensuite. In addition, the lower level has rough in for in floor heat. This space could be used for your family or be rented for a mortgage helper. Should a buyer want this space to become a legal suite you have a lot of the required aspects to apply for RMWB approval that are needed for the legal basement suite, such as ample parking and the capability to a secondary heating source within floor heat already roughed in. For more information search: Basement or Secondary Suite Development Permit Application Checklist | Regional Municipality of Wood Buffalo) Other excellent upgrades, Central a/c, water softener & hot water on demand. This home is the full package and makes a perfect location for those with school-age children, and who want to be next to walking trails and quick access to amenities like Eagle ridge commons shopping plaza with Landmark Cinemas. (id:36535)

Built in 2010

**Essential Information**

Listing #	A2215820
Price	\$570,500
Bedrooms	4

Bathrooms	4.00
Half Baths	1
Square Footage	1,711
Acres	0.12
Year Built	2010
Type	Single Family
Sub-Type	Freehold

### **Community Information**

Address	135 Crane Place
Subdivision	Eagle Ridge
City	Fort McMurray
Province	Alberta
Postal Code	T9K0P6

### **Amenities**

Amenities	Park, Playground, Schools, Shopping
Utilities	Cable, Telephone, Sewer, Water
Features	Cul-de-sac, See remarks, Other, PVC window, Closet Organizers
Parking Spaces	6
Parking	Attached Garage, Garage, Heated Garage
# of Garages	3

### **Interior**

Appliances	Refrigerator, Dishwasher, Stove, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement Features	Separate entrance, Suite
Basement Type	Full (Finished)
Basement Development	Finished

### **Exterior**

Exterior	Vinyl siding
Exterior Features	Fruit trees, Garden Area, Landscaped, Lawn
Foundation	Poured Concrete

## Listing Details

Listing Office

Courtesy Of LISA HARTIGAN Of COLDWELL BANKER UNITED

Powered by:



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on June 23rd, 2025 at 1:48pm MDT