

\$490,000 - 171 Merganser Crescent, Fort McMurray

MLS® #A2198796

\$490,000

5 Bedroom, 4.00 Bathroom, 1,591 sqft
Residential on 0.10 Acres

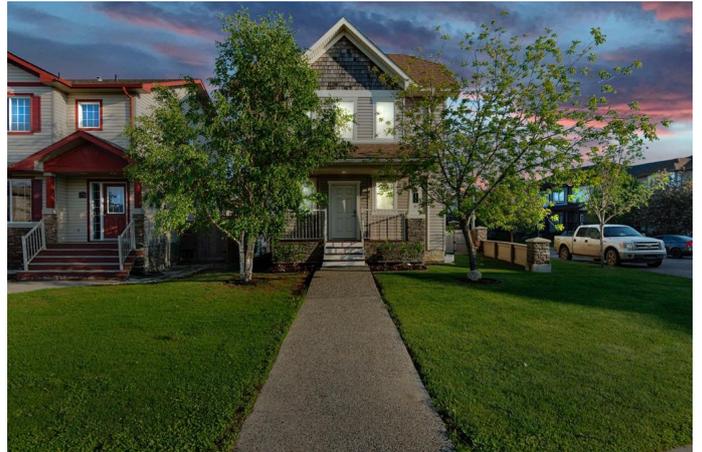
Eagle Ridge, Fort McMurray, Alberta

Welcome to 171 Merganser Crescent: a fully developed two-storey home situated on a beautifully landscaped corner lot in Eagle Ridge. With shopping, schools, walking trails, and parks just steps from your front door, this home offers both convenience and charm. Featuring an oversized 24x20 heated garage, an additional parking stall, and a separate-entry basement, it provides plenty of space and versatility at an incredible value.

The curb appeal is undeniable, with well-maintained gardens and a welcoming covered front step inviting you inside. The spacious tiled entry connects seamlessly to the laundry room and powder room before leading into the bright and open main living area. A cozy gas fireplace adds warmth to the space, while the generously sized kitchen is perfect for hosting and entertaining, complete with a large eat-up island, stainless steel appliances, and ample cupboard and counter space. Recent updates include a new microwave (2024) and dishwasher (2022). The dining area offers direct access to the sunny back deck, an ideal spot to relax and enjoy the fully fenced backyard.

Upstairs, a bright and airy hallway leads to three well-sized bedrooms, including a spacious primary retreat with a four-piece ensuite and room for a king-size bed.

The fully developed lower level is accessible



from both the kitchen and its own private entrance. It features a wet bar with a cooktop and full-size fridge, a separate laundry area, a comfortable living space, a bedroom, and a bathroom. Whether used for long-term guests, multi-generational living, or even rental income, this space offers endless possibilities.

The oversized heated garage is another standout feature, offering enough space for a workshop, recreation area, or simply secure parking for your vehicles.

Located in a sought-after neighbourhood with everything you need close by, this home is a must-see. Schedule your private tour today.

Built in 2010

Essential Information

MLS® #	A2198796
Price	\$490,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,591
Acres	0.10
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	171 Merganser Crescent
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo

Province Alberta
Postal Code T9K 0S4

Amenities

Parking Spaces 3
Parking Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Off Street, Parking Pad, Stall, Additional Parking, Rear Drive
of Garages 2

Interior

Interior Features Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows
Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating Fireplace(s), Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room
Has Basement Yes
Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Lighting, Private Yard, Garden
Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed March 4th, 2025
Days on Market 8
Zoning R1S

Listing Details

Listing Office The Agency North Central Alberta

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