

# \$485,000 - 110 Merganser Crescent, Fort McMurray

MLS® #A2227171

**\$485,000**

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 entrance—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. Don'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          | \$485,000              |
| 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, Gazebo, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 3rd, 2025

Days on Market 13

Zoning R2

## Listing Details

Listing Office EXP REALTY

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