

# \$614,900 - 144 Crane Rise, Fort McMurray

MLS® #A2229041

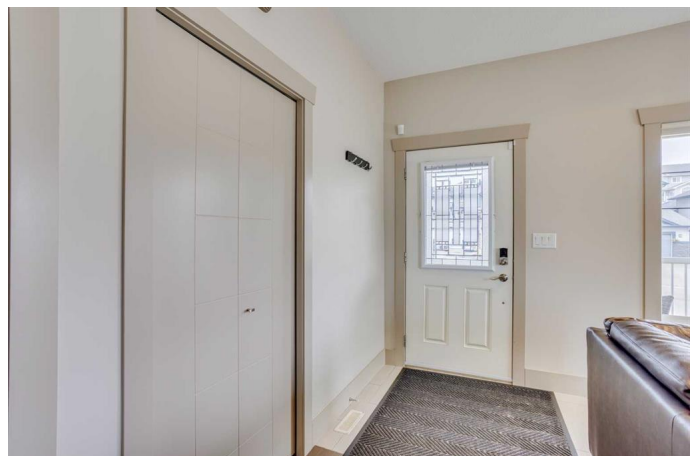
**\$614,900**

5 Bedroom, 4.00 Bathroom, 1,868 sqft  
Residential on 0.12 Acres

Eagle Ridge, Fort McMurray, Alberta

**IMMACULATE CONDITION! LEGAL SUITE!**

Welcome to 144 Crane Rise, a beautifully maintained home on a desirable corner lot, offering impressive curb appeal and exceptional living space across three levels. From the moment you step inside, you'll be greeted by a spacious living room featuring gleaming hardwood floors and a cozy gas fireplace—perfect for relaxing evenings. The heart of the home is the gourmet kitchen, complete with stainless steel appliances including a gas stove, a large island, ample counter and cabinet space, and a breakfast bar that's ideal for casual family meals or entertaining. The main floor also includes two well-appointed bedrooms connected by a convenient Jack & Jill bathroom, plus a versatile main floor office that can easily function as a formal dining room or flex space. An added feature is the half bathroom that sits off the front entrance. Upstairs, retreat to your massive primary suite featuring a private dura deck balcony with valley views, an expansive walk-in closet, and a luxurious en suite bathroom with in-floor heating, dual sinks, a custom glass stand-up shower, and a corner jetted tub. The walk-out basement offers a beautifully finished 2-bedroom legal suite with in-floor heat, large windows that fill the space with natural light, a full kitchen with custom cabinetry and stainless steel appliances, a 4-piece bathroom, generous storage, and its own private entrance—ideal for guests, extended family, or rental income. Last but



definitely note least the attached double heated garage offers high ceilings and just outside parking includes spaces for 4 in the back lane. Recent upgrades: Hot water tank (2021), A/C (2024). Homes of this caliber don't come along often—schedule your private showing today and experience everything 144 Crane Rise has to offer!

Built in 2011

### Essential Information

MLS® #	A2229041
Price	\$614,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,868
Acres	0.12
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	144 Crane Rise
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0P7

### Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Jetted Tub, Kitchen Island, No Animal Home, Separate Entrance, Sump Pump(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Microwave, Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	June 9th, 2025
Days on Market	9
Zoning	R1S

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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