

\$650,000 - 116 Merganser Place, Fort McMurray

MLS® #A2193062

\$650,000

6 Bedroom, 4.00 Bathroom, 1,798 sqft
Residential on 0.12 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to your dream home at 116 Merganser Place! This stunning property checks all the boxes—backing onto the greenbelt with river views, featuring a legal suite, a heated (attached) 22x24 Garage, main level office, Central AC, and offering over 3,100+ sq. ft. of beautifully designed living space.

Step inside to a bright and spacious family room, complete with custom built-in shelving with decorative lighting and soaring vaulted ceilings with an abundance of natural light from the large windows that create a warm and inviting atmosphere. The kitchen and dining area are a chef's dream, boasting stainless steel appliances, a gas stove, granite countertops, and tiled flooring. Just off the dining area, you'll find a secondary living room with a gas fireplace that provides access to your expansive deck overlooking the green space behind; adjacent to the living room is a cozy home office with gorgeous green space and river views that could also make perfect space for a playroom, workout area, hobby room, etc.

The main level features two great-sized secondary bedrooms (one that offers river views) that share access to a large, main-level, 4-piece bathroom. There is also an additional 2-piece powder room perfect for guest use. The primary bedroom is tucked away on its own level, offering a private retreat with plenty of space to relax. There is a large walk-in closet and a 5 piece ensuite with double



vanity, jetted tub, and separate shower. Head downstairs to the walkout basement and discover a beautifully finished legal suite—an ideal mortgage helper or the perfect spot for guests or extended family. The legal suite is thoughtfully designed and can be versatile as either a 3 bedroom, 2 full bathroom legal suite OR the floorplan offers the ability for one bedroom and 3 piece bathroom to be sequestered from the suite and used as additional living space for the primary owners (perfect guest room or space for teenagers). The legal suite offers a full kitchen, large living room, dining area, plenty of storage, separate laundry, and spacious bedrooms with big windows allowing tons of natural light; aside from the walk-out access to the yard, there is also a separate side entrance to the suite so tenants haven't need to trek through the backyard snow to access their living space. The HEATED DOUBLE ATTACHED GARAGE (22x24) is beautifully finished with plenty of high-end metal garage shelving (included with the purchase). The fully fenced and landscaped backyard backs directly onto mature green space, providing privacy, scenic views, and a gateway to the marveled Birchwood Trails via the Lynx Trail System. This home is ideally located close to schools, restaurants, shopping, the movie theatre, bowling, mini golf, and public transit, making it a perfect fit for families or investors alike.

Don't miss your chance to own this incredible property—schedule your showing today!

Built in 2010

Essential Information

MLS® #	A2193062
Price	\$650,000

Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,798
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	116 Merganser Place
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0S4

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, See Remarks
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, See Remarks, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Interior Lot, Lawn, No Neighbours Behind, See Remarks, Street Lighting, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 11th, 2025
Days on Market	45
Zoning	R1

Listing Details

Listing Office	EXP REALTY
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