

# \$469,900 - 166 Merganser Crescent, Fort McMurray

MLS® #A2197131

**\$469,900**

5 Bedroom, 5.00 Bathroom, 1,558 sqft  
Residential on 0.12 Acres

Eagle Ridge, Fort McMurray, Alberta

Spacious & Stylish 5-Bedroom Duplex in Eagle Ridge with a Backyard Oasis. Situated on a corner lot in the desirable community of Eagle Ridge, this 5-bedroom, 4.5-bathroom duplex offers an exceptional blend of space, functionality, and modern comfort. Thoughtfully designed for growing families, this home boasts a beautifully upgraded kitchen, a welcoming living area, a separate entrance to the lower level, and a stunning backyard retreat that makes it truly one of a kind. From the moment you step inside, you'll appreciate the bright and spacious living room, featuring gleaming hardwood flooring and an open-concept layout that creates the perfect setting for both relaxation and entertaining. The large kitchen is the heart of the home, boasting ample cupboard space, a grand island for extra seating and prep space, and a stylish backsplash that adds a touch of elegance. Whether you're preparing everyday meals or hosting family and friends, this kitchen is designed to impress. The upper level offers three generously sized bedrooms, including a spacious primary suite with an oversized closet and a beautifully appointed ensuite. Each room is well-lit and designed to provide maximum comfort. The additional bedrooms offer plenty of space for children, guests, or a home office, making this layout ideal for a variety of needs. Downstairs, the fully developed lower level offers even more living space, featuring two additional bedrooms, a wet bar, and a separate



entrance. Whether you need extra space for extended family, teenagers, or a private guest area, this setup provides incredible versatility. In-floor heating in the basement ensures warmth and comfort during the colder months, while air conditioning throughout the home keeps things cool in the summer. Step outside, and you'll fall in love with the incredible backyard oasis. A heated saltwater above-ground pool serves as the perfect spot to relax and unwind, offering resort-style living right at home. Whether you're swimming, lounging on the spacious back deck, or entertaining friends, this backyard is built for enjoyment. The pool shed and garden shed provide ample storage for outdoor essentials, while the double garage and large driveway offer plenty of parking for multiple vehicles. The pool can stay or be removed based on the buyer's preference, making this outdoor space customizable to your needs. Conveniently located close to schools, parks, shopping, and other amenities, this home offers a fantastic lifestyle in a family-friendly neighbourhood. With its spacious layout, high-end finishes, and unbeatable outdoor space, this is an opportunity you don't want to miss.

Built in 2010

### **Essential Information**

MLS® #	A2197131
Price	\$469,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,558
Acres	0.12
Year Built	2010

Type Residential  
Sub-Type Semi Detached  
Style 2 Storey, Side by Side  
Status Active

### Community Information

Address 166 Merganser Crescent  
Subdivision Eagle Ridge  
City Fort McMurray  
County Wood Buffalo  
Province Alberta  
Postal Code T9K 0S5

### Amenities

Parking Spaces 6  
Parking Double Garage Detached  
# of Garages 2  
Has Pool Yes

### Interior

Interior Features Kitchen Island, Separate Entrance  
Appliances Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Washer/Dryer, Washer/Dryer Stacked, Freezer  
Heating Forced Air  
Cooling Central Air  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Lighting, Private Entrance, Private Yard  
Lot Description Back Lane, Back Yard, Corner Lot, Landscaped, Low Maintenance Landscape, Street Lighting, Yard Lights  
Roof Asphalt Shingle  
Construction None  
Foundation Poured Concrete

### Additional Information

Date Listed March 1st, 2025  
Days on Market 13



Zoning R2

## **Listing Details**

Listing Office RE/MAX Connect

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