

# \$655,900 - 153 Crane Rise, Fort McMurray

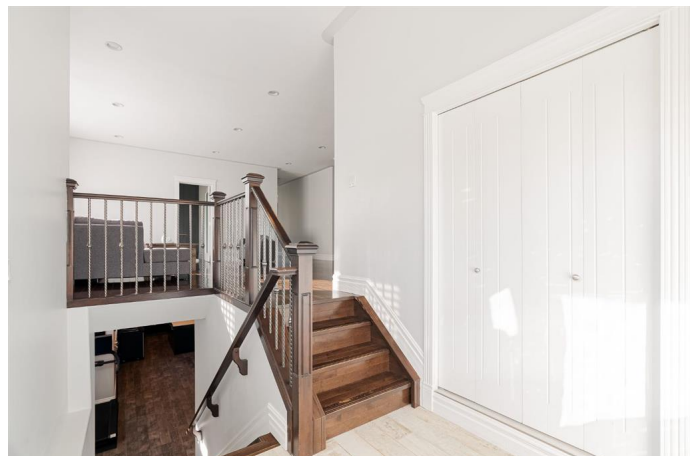
MLS® #A2189199

**\$655,900**

5 Bedroom, 3.00 Bathroom, 2,055 sqft  
Residential on 0.15 Acres

Eagle Ridge, Fort McMurray, Alberta

Exceptional walk-up bungalow is nestled on a 6,350 sq. ft. lot, welcome to 153 Crane Rise! This home offers an incredible living experience with over 2,000+ sq. ft. on the main level alone. Step inside to find a spacious and inviting family room, along with a home office, both featuring gorgeous hardwood floors throughout the main living areas. The rear living space is a true showstopper, boasting a cozy natural gas fireplace, sleek pot lights, and access to a covered deck perfect for outdoor enjoyment. The heart of the home is the large kitchen, equipped with granite countertops, ample cabinetry, a wall oven, and a range cooktop seamlessly integrated into the eat-up breakfast island. There's also a generous dining space, perfect for hosting family dinners. This home offers 2 well-sized bedrooms with closet organizers, accompanied by a 4-piece ensuite located between the bedrooms. Both bedrooms have fresh, brand new carpeting. The expansive primary bedroom is a retreat of its own, featuring two closets and a luxurious 5-piece ensuite complete with a large glass rainfall shower, corner jetted tub, and dual sinks. Enjoy direct access to your private patio right off the primary suite. Conveniently, your laundry room is also located on the main floor, just steps away from the kitchen. The lower level is designed for entertaining and relaxation. It features a large recreation space, complete with wet bar & an island perfect for gatherings! An electric fireplace, and



expansive windows allowing for natural light in the space. Laminate flooring throughout, this space includes 2 large bedrooms making this home a total of 5 bedrooms! + the third full bathroom. The storage in this home is endless with a separate storage room + an additional 2 more closets. For added convenience, the home comes with an attached 24x22 heated garage. Located in a prime spot within walking distance to Eagle Ridge's finest amenities, including elementary schools, Landmark Cinema, restaurants, retail shopping, and services at The Commons. This property is a perfect blend of luxury, comfort, and location. Don't miss out on this incredible opportunity!

Built in 2011

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2189199    |
| Price          | \$655,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,055       |
| Acres          | 0.15        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 153 Crane Rise |
| Subdivision | Eagle Ridge    |
| City        | Fort McMurray  |
| County      | Wood Buffalo   |
| Province    | Alberta        |
| Postal Code | T9K0P6         |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s) |
| Appliances        | See Remarks  |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Electric, Gas, Stone   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full   |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony                           |
| Lot Description   | Back Yard, Landscaped, Corner Lot |
| Roof              | Asphalt Shingle                   |
| Construction      | Stone, Vinyl Siding               |
| Foundation        | Poured Concrete                   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 21st, 2025 |
| Days on Market | 52                 |
| Zoning         | R1                 |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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