

# \$639,900 - 153 Crane Rise, Fort McMurray

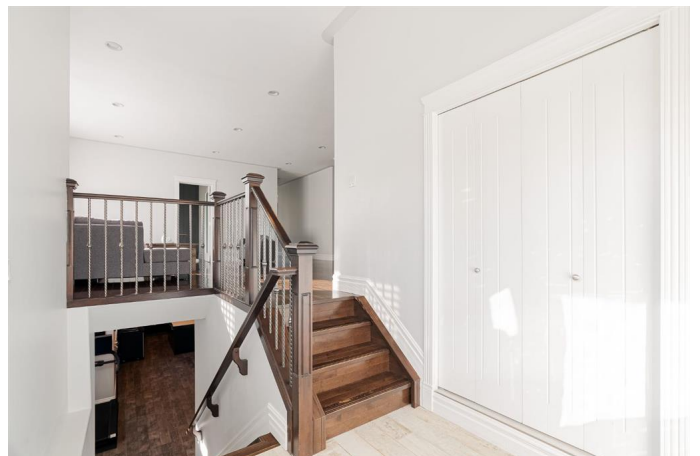
MLS® #A2189199

**\$639,900**

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	\$639,900
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	Double Garage Attached, Concrete Driveway
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s), Bar
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	73
Zoning	R1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.