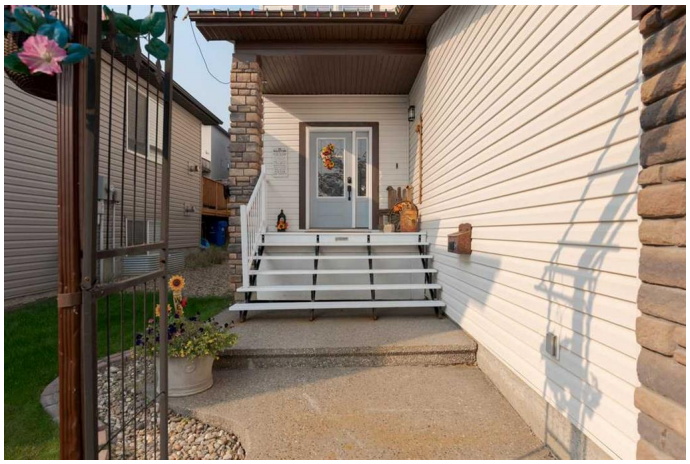
$557,000 - 135 Crane Place, Fort McMurray

MLS® #A2233146

$557,000
4 Bedroom, 4.00 Bathroom, 1,711 sqft
Residential on 0.12 Acres



Eagle Ridge, Fort McMurray, Alberta

LOCATION, LOCATION, LOCATION! This home is a rare find being tucked away in a quiet cul de sac and only a hop skip and jump from two elementary schools, trail system and more. Are you searching for parking to go to your well-appointed home? 135 Crane place is the one for you then. You will enjoy your 48-FT concrete driveway, RV parking, Attached Heated 36x22 garage (exterior measurements) with 12 ft ceilings & an upper-level storage area. The sellers have taken pride in doing many upgrades and additions to the home and say they absolutely love the location. The yard is complete with a fully fenced and landscaped that includes a large deck & a covered deck area for BBQing, then a firepit area, retaining walls with gardens, shed, and a great size lot coming in over 5200 sq ft. Many upgrades that include replacement of front and rear exterior doors, luxury vinyl plank flooring, custom fireplace feature wall, custom blinds, updated appliances, updated furnace in (2022). This layout includes 2400+sqft of living s a large front entryway w/ tile floors and vaulted ceilings. The foyer leads you to your open concept living area w/ 9ft ceilings , great room w/ gas fireplace and beautiful wood feature wall. This entire living area overlooks your yard through the large bank of windows at the back of the home. The kitchen offers loads of cabinets, a large island with an eat-up breakfast bar, undermount lighting & backsplash. The dining room offers a great

space for entertaining friends and family and offers a garden door to lead you to your rear deck. The main level is complete with a 2-pc bath, and laundry room w/ sink and built-in storage cabinets. The large staircase leads you to the upper level with 3 bedrooms, the Primary bedroom features a walk-in closet and 5 pc ensuite that includes double sinks, jetted tub and stand-up shower. The 2 additional bedrooms on this level both offer walk-in closets. The upper level is complete with a 2nd full bathroom. The finished basement features a Separate entrance to an additional living space that includes a kitchenette, massive family room, and 4th bedroom with a full ensuite. In addition, the lower level has rough in for in floor heat. This space could be used for your family or be rented for a mortgage helper. Should a buyer want this space to become a legal suite you have a lot of the required aspects to apply for RMWB approval that are needed for the legal basement suite, such as ample parking and the capability to a secondary heating source within floor heat already roughed in. For more information search: Basement or Secondary Suite Development Permit Application Checklist | Regional Municipality of Wood Buffalo) Other excellent upgrades, Central a/c, water softener & hot water on demand. This home is the full package and makes a perfect location for those with school-age children, and who want to be next to walking trails and quick access to amenities like Eagle ridge commons shopping plaza with Landmark Cinemas.

Built in 2010

Essential Information

MLS® #	A2233146
Price	$557,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,711
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	135 Crane Place
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0P6

Amenities

Utilities	Cable Connected, Garbage Collection, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated
# of Garages	3

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, See Remarks
Has Basement	Yes

Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2025
Days on Market	104
Zoning	R1

Listing Details

Listing Office	COLDWELL BANKER UNITED

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