

# \$489,900 - 128 Crane Rise, Fort McMurray

MLS® #A2217514

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,678 sqft  
Residential on 0.10 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 128 Crane Rise, a charming and spacious 2-storey home nestled in the heart of the sought-after neighbourhood of Eagle Ridge across from greenspace and just moments from everything you need, including schools, a movie theatre, coffee shops, restaurants, gas station, and more! With beautiful curb appeal and a welcoming front porch perfect for enjoying your morning coffee, this home offers warmth, comfort, and functionality throughout. Step inside to a bright open-concept main floor where rich hardwood flooring, elegant crown molding, and tasteful tile create a polished and inviting atmosphere. The well-appointed kitchen features gleaming stainless steel appliances, abundant counter space, and seamlessly connects to the dining area - ideal for both everyday living and entertaining. Upstairs, you will find 3 generously sized bedrooms, including a spacious primary retreat complete with 2 closets and a luxurious ensuite boasting a relaxing soaker tub and separate shower. A second full bathroom with a shower and the convenience of an upstairs laundry room round out this level. The undeveloped basement awaits your personal touch and creative vision. Outside, the fully fenced backyard is your private oasis with a lovely deck, a soothing hot tub for year-round relaxation, and access to the impressive double detached heated garage - perfect for our northern winters. Additional features include: air conditioning, back alley access,



garage heater, and brand new fridge & brand new dryer (NEVER USED). This beautiful home truly has it all - don't miss your opportunity to view it in person. Book your showing today!

Built in 2010

### Essential Information

MLS® #	A2217514
Price	\$489,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,678
Acres	0.10
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	128 Crane Rise
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0R6

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Water Connected, Sewer Connected
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Off Street
# of Garages	2

### Interior

Interior Features	Crown Molding, Open Floorplan, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Views
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	May 5th, 2025
Zoning	R1S

## Listing Details

Listing Office	RE/MAX First
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