

\$649,900 - 105 Cormorant Place, Fort McMurray

MLS® #A2148214

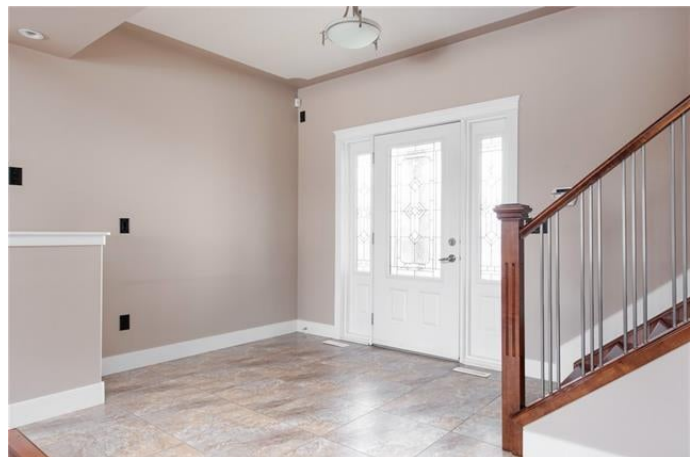
\$649,900

3 Bedroom, 4.00 Bathroom, 2,783 sqft

Residential on 0.12 Acres

Eagle Ridge, Fort McMurray, Alberta

105 Cormorant place- This beautiful 2 storey home is located in a quiet cul de sac with an oversized double car garage featuring infloor heated. Inside you will be greeted with a large front foyer offering oversized tile flooring and leading to a n open concept floor plan. The living room area is oversized with an Abundance of natural lighting , gorgeous hardwood flooring and a gas fireplace with stone surround and built in cabinets. The massive kitchen features lots of countertop and cupboard space with undermount lighting and finished off with crown molding. Your dream kitchen also has stainless steal appliances, a large eat up island and granite countertops, it is also fully equipped with an oversized pantry with built in shelving. The large dinette area features an Abundance of natural lighting with lots of windows, oversized tile flooring and direct access to your covered deck with gas hook up for your bbq and your fenced and landscaped backyard. The main floor is also equipped with a two piece powder room and full laundry room that provides extra storage space and recessed cabinets. Upstairs is a massive bonus room located over the garage with a gas fireplace, high ceilings, surround sound and hook ups for a theatre system and stunning hardwood flooring. The upstairs offers 2 large bedrooms , a full 4 piece main bathroom. Your primary suite is an escape!! It has its own fireplace with sitting area, the sitting area offers direct access to its own separate deck. Your primary suite has a



full 5 piece ensuite with dual sinks, extra cabinetry with soft cushion drawers, a corner air jet tub & a separate steam shower with body jets; you will also see a massive walk in closet with built in cabinetry. The basement is fully developed with a full bathroom, large rec room with higher end gym mat flooring. The basement is equipped with a separate entrance through the garage; it features full sized windows giving ample natural lighting, in floor heat, lots of storage, washer and dryer hook ups in the utility room; high ceilings and room to complete another bedroom. This is also a 'SMART' home that is also wired for sound through out ; hot water on demand, oversized finished garage with in floor heat, water hook ups and a central vac outlet in the garage. There is so much to see, CALL to book your personal viewing today!

Built in 2011

Essential Information

MLS® #	A2148214
Price	\$649,900
Sold Price	\$630,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,783
Acres	0.12
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	105 Cormorant Place
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Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0R2

Amenities

Amenities	Laundry
Utilities	Electricity Available, Garbage Collection, Natural Gas Available, Sewer Available
Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Heated Garage, Multiple Driveways, Oversized

Interior

Interior Features	Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Sump Pump(s), Wired for Sound, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Hot Water, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Master Bedroom, Other
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Balcony, Lighting
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot, See Remarks, Standard Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 12th, 2024
Date Sold	November 12th, 2024
Days on Market	122

Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office COLDWELL BANKER UNITED

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