

\$949,888 - 123 Falcon Green, Fort McMurray

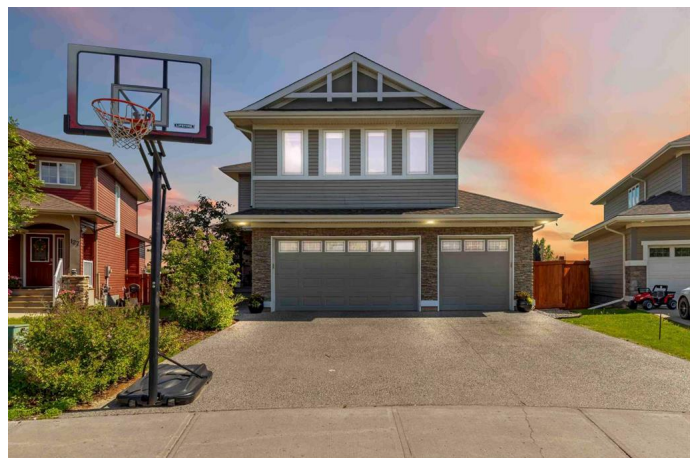
MLS® #A2233738

\$949,888

5 Bedroom, 4.00 Bathroom, 2,407 sqft
Residential on 0.21 Acres

Eagle Ridge, Fort McMurray, Alberta

INTRODUCING 123 FALCON GREEN! AN INCREDIBLE OPPORTUNITY TO OWN THIS FAMILY HOME LOCATED IN EAGLE RIDGE, IN A FAMILY CUL DE SAC, WITH TRIPLE HEATED GARAGE, SITUATED ON A 9100 SQ FT LOT BACKING THE GREENBELT, WITH A HEATED POOL, BONUS ROOM AND OVER 3200 SQ FT OF LIVING SPACE. The original owners who have loved this home and location, had this custom built by ALVES and have enjoyed every moment here with family and friends and have been the home where the Neighbour's gather to enjoy the amazing yard and 27 ft round above ground heated pool with decks that include pool party area, another for BBQing and the lower tier for the evening fires, all overlooking the greenbelt and Birchwood trails. The luxurious interior has been recently painted on the main and upper levels, making the living areas bright, fresh, and new. The main level offers a grand foyer that leads to your open-concept living area with 9 ft ceilings, hardwood floors, a bank of windows, and a great room with a stone feature wall with built-in gas fireplace. The stunning kitchen offers loads of cabinets that run from floor to ceiling, 2 sinks, one overlooking the yard and the other built into the island. Granite countertops, backsplash, massive island with eat-up breakfast bar, built-in appliances that include a gas range, range hood & wall oven. To complete this kitchen, you have a walk-in pantry that has amazing storage. The Kitchen overlooks the



dining room which is surrounded by windows. The main level is complete with laundry room, mud room, and direct access to your attached triple garage. Take the staircase to the upper level that offers 3 large bedrooms and two 5 pc baths, plus a massive bonus room with vaulted ceilings and 2nd gas fireplace that is also stone-faced. The Primary bedroom features greenbelt views, a woman's dream walk-in closet with built-in shelving. The ensuite features double sinks, oversized jetted tub, and walk-in tiled shower. The fully finished lower level has a separate entrance and is an approved legal suite, however if you didn't want to use it as a suite, this space's design and layout does not allow for the suite to take away from family space. You have a large rec room, 2 generous sized bedrooms, full bathroom, in-floor heat, laundry room, full kitchen, and the continued 9 ft ceilings. On the exterior, other features, plus the ultimate decks and pools, include a fully fenced and landscaped yard, gas bbq hookup, side storage area with shed, and gated access to the Birchwood trail system. The oversized driveway offers room for RV Parking. This one-of-a-kind cul-de-sac features a center greenspace and is in walking distance to schools, parks, shopping and more. In addition you have central a/c. This is a must-see home for those wanting to be in a family neighbourhood, with amazing neighbours, all extras you want in a home, space, and is turn-key and move-in ready. Sellers say they will be sad to leave the home and know the next owner will love just as much as they have.

Built in 2011

Essential Information

MLS® #	A2233738
Price	\$949,888
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,407
Acres	0.21
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	123 Falcon Green
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0R7

Amenities

Parking Spaces	6
Parking	Garage Door Opener, Heated Garage, Insulated, Oversized, RV Access/Parking, Triple Garage Attached, See Remarks
# of Garages	3

Interior

Interior Features	Breakfast Bar, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Sump Pump(s)
Appliances	Built-In Oven, Dishwasher, Gas Range, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, Boiler, High Efficiency, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Mantle, Great Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, No Neighbours Behind
Roof	Asphalt, Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 23rd, 2025
Days on Market	48
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.