

\$559,900 - 136 Falcon Drive, Fort McMurray

MLS® #A2255880

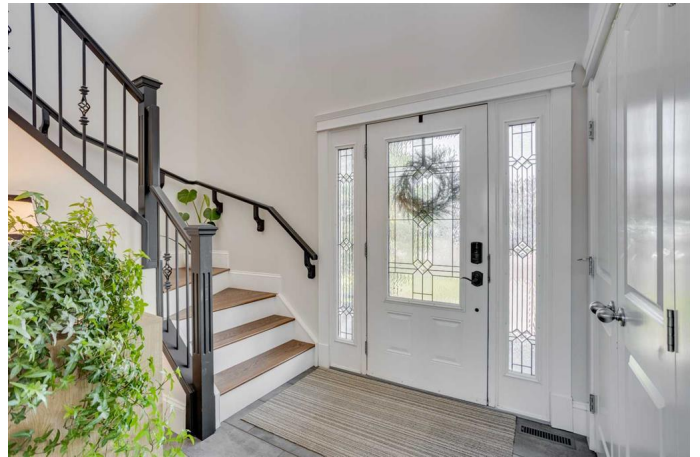
\$559,900

4 Bedroom, 4.00 Bathroom, 1,758 sqft

Residential on 0.12 Acres

Eagle Ridge, Fort McMurray, Alberta

Immaculate Condition! No Carpet! Legal 1-Bedroom Suite! Welcome to 136 Falcon Drive – a beautifully maintained 2-storey home located directly across from the serene Falcon Green. This property offers a perfect blend of functionality and elegant design, making it ideal for families or an investor. Step inside and be greeted by a spacious front foyer with high ceilings and abundant natural light. The open-concept main floor is designed for comfort and practicality, featuring main floor laundry, two backyard access points (from the mudroom and kitchen), and a stylish gas fireplace in the generously sized living room. The chef's kitchen is equipped with stainless steel appliances, two sinks, and ample cabinet and counter space, all while offering a clear view of the fully fenced and landscaped backyard. Upstairs, you'll find three large bedrooms, each with plenty of closet space. The primary suite is a true retreat, complete with a recessed ceiling, walk-in closet, two additional closets, and a luxurious ensuite featuring dual sinks, jetted tub, and shower. The basement is fully permitted for a legal 1-bedroom suite – perfect for rental income or extended family. It includes a large living room, full bathroom, spacious bedroom, and storage area, but can also serve as an excellent rec space. Enjoy outdoor living on the two-tiered deck with natural gas BBQ hookup, overlooking the private, great sized yard. Recent Updates Include: New hardwood flooring (2023) – NO



carpet throughout | Fresh interior paint (2022) |
Luxury vinyl plank in basement (2022) | New
fridge (2023) | Main floor new washer & dryer
(2025) | Central A/C.

This move-in ready home offers comfort, style,
and income potential in one of the area's most
desirable locations. Call today to book your
private showing!

Built in 2011

Essential Information

MLS® #	A2255880
Price	\$559,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,758
Acres	0.12
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	136 Falcon Drive
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0R7

Amenities

Parking Spaces	3
Parking	Alley Access, Off Street, On Street

Interior

