\$474,900 - 236 Falcon Drive, Fort McMurray

MLS® #A2256755

\$474,900

3 Bedroom, 3.00 Bathroom, 1,741 sqft Residential on 0.12 Acres

Eagle Ridge, Fort McMurray, Alberta

QUALITY WORKMANSHIP! Located in Eagle Ridge, One of The Nicest Neighbourhoods, This Freshly Painted 2-Storey Family Home offers 1740 sq ft of living space with Comfort and Style throughout. The Welcoming foyer leads to a bright living room with a cozy gas fireplace on one side and a versatile den/office/bedroom on the other. The main floor features hardwood and tile flooring.

The Stunning Kitchen boasts rich cabinetry, an eat-up peninsula, stainless steel appliances, a convenient Pot Filler, and a tiled backsplash. Garden doors off the dining area open to a Spacious Deck and yard, perfect for entertaining. Enjoy summer BBQs or gathering on the large patio. There's even room to park your RV.

Upstairs, the primary suite includes a luxurious ensuite with a jetted tub and a massive walk-in closet. Two additional spacious bedrooms and a full bath complete the upper level.

Beautifully landscaped at the front, this home is just steps away from the trail system and close to schools, parks, The Commons, and Tim Hortons. Central AC is the perfect bonus for year-round comfort.







Built in 2010

Essential Information

MLS® # A2256755 Price \$474,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,741
Acres 0.12
Year Built 2010

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 236 Falcon Drive

Subdivision Eagle Ridge
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 0R9

Amenities

Parking Spaces 3

Parking Pad, RV Access/Parking

Interior

Interior Features Kitchen Island, Laminate Counters, See Remarks, Soaking Tub, Vinyl

Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave,

Refrigerator, Washer

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room, Tile

Has Basement Yes

Basement See Remarks, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Landscaped

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 12th, 2025

Days on Market 50 Zoning R1

Listing Details

Listing Office RE/MAX Connect

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