

\$539,900 - 116 Waxwing Rise, Fort McMurray

MLS® #A2231572

\$539,900

4 Bedroom, 4.00 Bathroom, 1,915 sqft

Residential on 0.11 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 116 Waxwing Rise, a fantastic family home in the heart of Eagle Ridge—one of Fort McMurray's most desirable neighborhoods. This beautifully maintained property features a bright and open main floor layout, perfect for entertaining or everyday living. The cozy gas fireplace with a stylish feature wall creates a warm, inviting focal point in the living room. Enjoy recent updates including new flooring, fresh paint throughout, and upgraded stove, microwave, washer, and dryer (2023–2024).

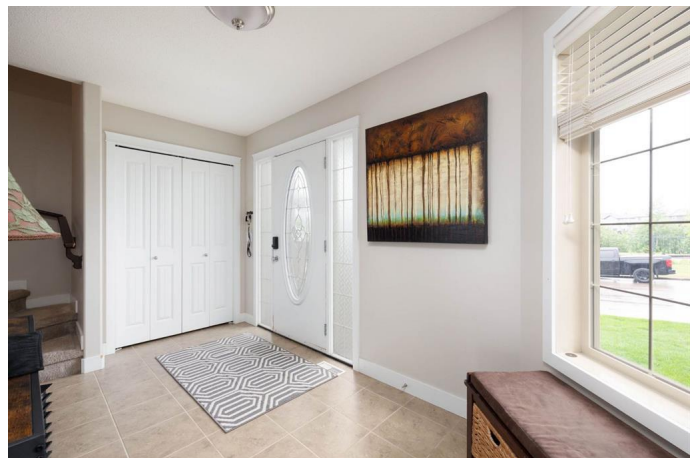
Upstairs you'll find three spacious bedrooms, a full bath, and the convenience of laundry on the second floor—no more hauling clothes up and down stairs! Step outside to a great back deck and a detached garage, ideal for parking or tackling weekend projects.

The fully developed one bedroom basement suite features a separate entrance, its own laundry, a full kitchen, and a spacious bedroom—ideal for guests, extended family, or generating extra rental income.

Whether you're a homeowner looking for a move-in ready space or an investor looking for a smart buy in Eagle Ridge, this one has it all! call today for your personal showing

Built in 2011

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2231572 |
| Price | \$539,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,915 |
| Acres | 0.11 |
| Year Built | 2011 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 116 Waxwing Rise |
| Subdivision | Eagle Ridge |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | t9k0r5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 3 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Vinyl Windows, Kitchen Island, Pantry, Sump Pump(s) |
| Appliances | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Range |
| Heating | Fireplace(s) |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Suite |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Private Entrance |
| Lot Description | Back Yard, Back Lane |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 16th, 2025 |
| Days on Market | 82 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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