

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

MLS® #A2255880

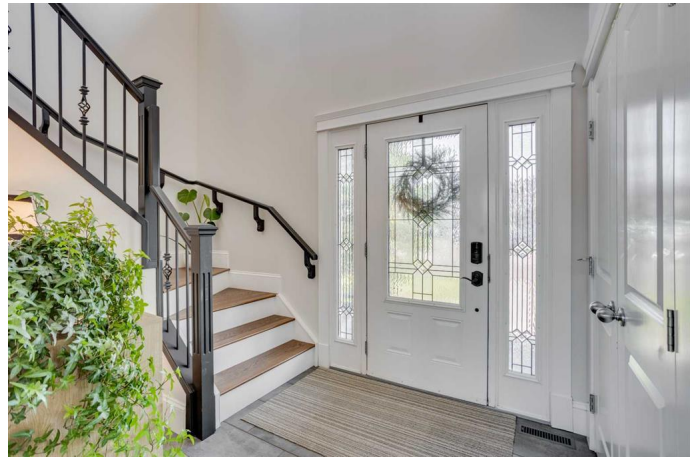
\$559,900

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 | Off Street, On Street, Alley Access |

Interior

