\$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 â€" 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 fover 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'II 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 â€" 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) â€" 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

Interior Features Double Vanity, Jetted Tub, K

Entrance, Sump Pump(s), Wa

Appliances Central Air Conditioner, Dish

Washer/Dryer, Gas Range

Heating Forced Air
Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Exterior Entry, Finished, Full,

Exterior

Exterior Features BBQ gas line, Dog Run, Priva

Lot Description Back Lane, Front Yard, Land

Roof Asphalt Shingle

Construction Concrete

Foundation Poured Concrete

Additional Information

Date Listed September 10th, 2025

Zoning R1

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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