

# \$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	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	1
Zoning	R1

**Listing Details**

Listing Office	RE/MAX Connect
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