

\$540,000 - 152 Falcon Drive, Fort McMurray

MLS® #A2201839

\$540,000

3 Bedroom, 3.00 Bathroom, 1,871 sqft

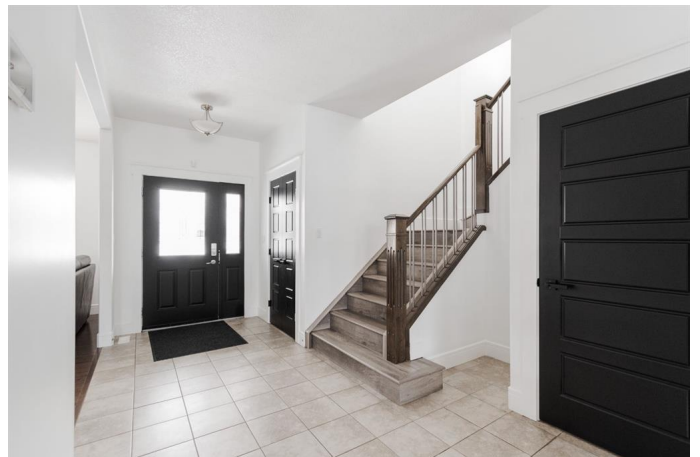
Residential on 0.10 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 152 Falcon Drive, a beautifully maintained home in the heart of Eagle Ridge, built by renowned local builder Vis-Star. Owned by its original owner and in immaculate, turn-key condition, this spacious home offers fresh white paint throughout, a low-maintenance backyard designed for entertaining, and a massive detached garage with additional driveway parking. With shopping, schools, parks, and trails just steps from your front door, this home perfectly balances convenience and comfort.

Step inside to a bright and airy living space, where natural light pours through a large front window and two additional windows flanking the cozy gas fireplace. High ceilings and a crisp white colour palette create a fresh, modern aesthetic. A convenient nook between the living and dining areas provides the perfect space for a home office or study area. The kitchen is generous in size, offering ample counter space, a corner pantry for extra storage, and plenty of room to prepare meals and entertain. A two-piece bathroom and a spacious coat closet complete the main level, while stylish black interior doors add a contemporary touch.

Upstairs, you'll find three spacious bedrooms with new luxury vinyl plank flooring (2023). The first two bedrooms are large enough to accommodate king-sized beds and feature oversized closets. The primary retreat boasts a



walk-in closet and a private ensuite. A second four-piece bathroom and an upstairs laundry room add convenience to daily life.

The undeveloped lower level is a blank canvas, ready for your personal touch, whether you envision a recreation room, additional bedrooms, or a home gym.

Outside, the backyard is designed for relaxation and entertaining. A large two-tiered deck features a built-in hot tub, while rock landscaping ensures easy maintenance. The oversized 24x24 detached garage is a standout feature—fully heated, insulated, and painted, with a 220V plug and a roll-up overhead door for seamless indoor-outdoor entertaining.

Located in a quiet, family-friendly neighbourhood, this home offers a peaceful retreat while keeping you close to all the amenities Eagle Ridge has to offer. Don't miss your chance to see it in person—schedule a private tour today!

Built in 2010

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2201839 |
| Price | \$540,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,871 |
| Acres | 0.10 |
| Year Built | 2010 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |

| | |
|--------|--------|
| Status | Active |
|--------|--------|

Community Information

| | |
|-------------|------------------|
| Address | 152 Falcon Drive |
| Subdivision | Eagle Ridge |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 0R8 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 3 |
| Parking | Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Parking Pad, Additional Parking, Rear Drive, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Jetted Tub, Laminate Counters, Open Floorplan, Pantry, Storage |
| Appliances | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Fireplace(s), Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Standard Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 18th, 2025 |
| Days on Market | 33 |

Zoning

R1

Listing Details

Listing Office

The Agency North Central Alberta

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