

# \$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 | 13                   |
| Zoning         | R1                   |

**Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.