



THE
A-TEAM

**RE/MAX
FIRST**

185 SNOWY OWL Way, Fort McMurray T9K 0R8

MLS®#: **A2124218**

Area: **Eagle Ridge**

Listing Date: **04/23/24**

List Price: **\$539,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2010

Lot Information

Lot Sz Ar:

5,258 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,689

Low Sqft:

Ttl Sqft:

1,689

DOM

25

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Corner Lot,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Level
Double Garage Detached,Driveway,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Fire Pit,Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Washer/Dryer

Int Feat:

Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Storage,Walk-In Closet(s)

Utilities:

Room Information

Room

2pc Bathroom

4pc Ensuite bath

Bedroom

4pc Bathroom

Level

Main

Upper

Upper

Basement

Dimensions

5`8" x 5`9"

9`3" x 4`11"

11`5" x 11`4"

4`11" x 8`6"

Room

4pc Bathroom

Bedroom

Bedroom - Primary

Bedroom

Level

Upper

Upper

Upper

Basement

Dimensions

5`0" x 7`10"

11`4" x 8`6"

11`11" x 14`8"

18`3" x 11`6"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R1

0828607

Remarks

Pub Rmks:

PREPARE TO BE WOWED BY THIS GORGEOUS RENOVATED 2-story in Eagle Ridge boosting over 2400 sqft in living space! Welcome to the stunning 185 Snowy Owl Way where pride of ownership is noted from start to finish. The exterior of the home offers superb curb appeal, with a freshly painted front veranda. There are concrete wallways, a fully fenced and landscaped yard, detached double garage all situated on a large corner lot and even has side gated access for RV and trailer parking. The exterior has also seen NEW SHINGLES (2021), a large rear entertaining and BBQ deck, and a SEPARATE ENTRANCE. Step inside this impressive home with a functional layout where you will find zero negatives. The main level greets you with a large front foyer, that opens to your main living area, with a FULLY RENOVATED KITCHEN, WHITE CABINETS, LARGE ISLAND AND EAT UP BREAKFAST BAR, QUARTZ COUNTER TOPS, SUBWAY BACK SPLASH, NEW FRIDGE & SHINY GOLD FIXTURES to complete this stunning Modern farmhouse kitchen. The kitchen overlooks the dining nook that offers direct access to your rear yard. The main level is complete with ENGINEERED HARDWOOD FLOORS, an oversized great room with gas fireplace, plus 2 pc powder room with tiled floors & a separate laundry room. The main level is surrounded by windows making this entire space bright and airy. The upper-level staircase continues with the hardwood floors leading you to the upper landing which offers a bonus area perfect for a children's play area or gym area. This level features 3 large bedrooms, offering walk-in closets in each bedroom. The Primary bedroom has hardwood floors, walk-in closet, large window with views, and a full ensuite with tile floor, quartz countertops, and upgraded mirrors and lighting. The 2 ND and 3rd bedrooms and as mentioned both have walk-in closets. This level is complete with a 4-pc bathroom. The lower level of this home has been upgraded and has the continued Modern Farmhouse finishings matching upper level. A Kitchenette with white cabinets, subway-tiled backsplash, and appliances. This space continues with a large family room, in-suite laundry room, full 4 pc bathroom and then the massive luxury bedroom. This lower level is fantastic for mortgage help income as a rental space or could easily be your personal basement space. This home has been well-maintained and loved. Other upgrades include updated light fixtures, CENTRAL A/C, fresh paint and more. Seller has even added additional peace of mind to buyer and has completed a pre-list inspection by ISPY, and has had ATCO inspect HVAC systems. The last point on this amazing home is that it is perfectly located in Eagle Ridge, within walking distance to 2 elementary schools, parks, transit, Birchwood trails and walking trails, along with Eagle Ridge Commons shopping plaza. Don't miss this one, make the call today and schedule your showing now.

Inclusions:

Property Listed By:

2x fridge, 2x dishwashers, 2 washers, 2x dryers, 2x microwaves, cooktop in basement and built-in oven, central a/c

COLDWELL BANKER UNITED

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800













