

288 FALCON Drive, Fort McMurray T9K 0S1

MLS@#: **A2147949** Area: **Eagle Ridge** Listing Date: **07/09/24** List Price: **\$699,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$20k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **4,462 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,241**
 Low Sqft:
 Ttl Sqft: **2,241**

DOM

100
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Front Yard,No Neighbours Behind,Street Lighting,Yard Lights**
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Lighting,Private Yard,Storage**

Construction: **Mixed,Stone,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`2" x 4`6"	Dinette	Main	16`3" x 10`1"
Foyer	Main	10`6" x 4`10"	Kitchen	Main	16`3" x 13`5"
Laundry	Main	7`10" x 8`3"	Living Room	Main	15`10" x 16`4"
4pc Bathroom	Upper	10`0" x 5`4"	5pc Ensuite bath	Upper	9`9" x 16`5"
Bedroom	Upper	12`6" x 17`11"	Bedroom	Upper	10`0" x 13`6"
Loft	Upper	12`5" x 22`5"	Bedroom - Primary	Upper	12`1" x 16`5"

4pc Bathroom
Bedroom
Game Room

Basement
Basement
Basement

9`0" x 5`9"
11`7" x 9`6"
21`6" x 16`11"

Other
Bedroom
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement
Basement

9`4" x 10`4"
11`0" x 11`11"
9`0" x 10`6"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0828607

Remarks

Pub Rmks:

Welcome to 288 Falcon Drive located in Eagle Ridge on a nicely landscaped lot backing onto the pond in close proximity to schools, shopping, and the Birchwood Trails! This executive style home was custom built in 2010 and features over +3200 sqft of interior living space including an open concept main floor, a walkout basement & 2nd floor with a large loft. As you enter the front door, you're welcomed by a grand foyer with high ceilings & large windows allowing in tons of natural light. The main floor features a huge kitchen with stainless steel appliances, a large central island with a built-in wine rack, and a massive walk-thru pantry with direct access to the laundry room & attached heated double garage! The kitchen is equipped with tons of cabinetry, granite countertops, and subway tile backsplash. Across from the kitchen is the dining room with exterior access to the large balcony overlooking the pond/walking trail. To finish off the main floor is the living room with a gorgeous gas fireplace with a decorative mantle, a laundry room, and 2pc bath. The upper level features a large bonus room/loft, 3 bedrooms & 2 full bathrooms. The spacious master features a beautiful shiplap accent wall, a large walk-in closet & 5pc ensuite. The ensuite is equipped with a large corner jetted tub, a stand up glass shower, and large vanity with his/her sinks. As you head into the basement, there are 2 additional bedrooms, a 4pc bath, and another family room equipped with a wet bar & exterior door leading into the backyard with a covered patio, making this the perfect place to relax during those warm summer nights. **BONUS FEATURES:** No neighbours on right side of home, large aggregate driveway, outdoor storage shed & central vacuum. Don't miss out on this beautifully maintained home, request a showing today!

Inclusions:
Property Listed By:

Fridge, stove, dishwasher, microwave, washer, dryer
KIC Realty

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











