

185 BLUE JAY Road, Fort McMurray T9K0L7

MLS®#: **A2152505** Area: **Eagle Ridge** Listing **07/25/24** List Price: **\$385,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$4k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2008** Abv Sqft: **1,173**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,240 sqft** Ttl Sqft: **1,173**
 Lot Shape:

DOM

84
Layout
 Beds: **5 (2 3)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Lane,Front Yard,Low Maintenance Landscape,Landscaped,Standard Shaped Lot**
 Park Feat: **Parking Pad,RV Access/Parking,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air** **Vinyl Siding**
 Sewer: Flooring:
 Ext Feat: **None** **Carpet,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Built-in Features,Central Vacuum,Kitchen Island,No Animal Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	23`5" x 12`2"	4pc Ensuite bath	Main	10`10" x 6`10"
Bedroom	Main	11`0" x 9`10"	4pc Bathroom	Main	4`11" x 8`9"
Kitchen	Main	8`9" x 12`5"	Dining Room	Main	8`4" x 12`5"
Living Room	Main	17`0" x 11`9"	Bedroom	Basement	12`6" x 9`8"
Bedroom	Basement	12`6" x 8`8"	Game Room	Basement	18`4" x 18`8"
Furnace/Utility Room	Basement	12`2" x 4`11"	3pc Bathroom	Basement	5`1" x 7`10"
Laundry	Basement	8`9" x 8`1"	Storage	Basement	5`7" x 3`4"
Bedroom	Basement	11`9" x 14`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0725263

Zoning:
R2

Remarks

Pub Rmks:

Welcome to 185 Blue Jay Road! This charming home offers 5 bedrooms, 3 bathrooms, and a TOTAL LIVING SPACE of 2265 sqft. It features a SINGLE CAR DETACHED GARAGE and is perfect for those seeking a truly affordable living. Situated in the thriving community of EAGLE RIDGE, this bright and welcoming home is accentuated by high ceilings and large windows that flood the space with NATURAL LIGHT. Enter through the spacious foyer, which provides access to both the upper and lower levels, ENSURING PRIVACY for all. The upper-level features high ceilings and elegant dark laminate flooring in an open-concept layout, perfect for hosting gatherings. Enjoy casual meals around the breakfast island or relax by the GAS FIREPLACE. The kitchen is a cook's paradise with abundant pot drawers, an island, and modern, upgraded appliances. The main level houses two generously sized bedrooms, including a master suite designed for ultimate relaxation, with a WALK-IN CLOSET AND ENSUITE that includes a luxurious soaker tub and separate corner shower. The FULLY DEVELOPED lower level includes a cozy family room, THREE ADDITIONAL BEDROOMS, a 3-piece bath, laundry area, and a convenient kitchenette. The convenient nearby bus stop makes accessing amenities easy. Eagle Ridge is renowned for its many parks and trails, including direct access to the Birchwood Trails, perfect for biking or nature walks with the family. Don't miss out on this fantastic opportunity—call to view now!

Inclusions:
Property Listed By:

**Fridge, Microwave, Dishwasher, Fridge, Washer/Dryer, Central AC, Stove
EXP REALTY**

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







