



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**152 SNOWY OWL Way, Fort McMurray T9K 0R7**

MLS®#: **A2154967**      Area: **Eagle Ridge**      Listing Date: **08/02/24**      List Price: **\$699,888**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**      Finished Floor Area  
 Year Built: **2010**      Abv Sqft: **2,353**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **5,014 sqft**      Ttl Sqft: **2,353**  
 Lot Shape:

DOM

**110**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat:  
 Park Feat: **Views  
 Aggregate, Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Floor Furnace, Natural Gas**  
 Sewer:  
 Ext Feat: **Private Entrance**

Construction:  
**See Remarks**  
 Flooring:  
**Ceramic Tile, Hardwood**  
 Water Source:  
 Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 5`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`7" x 15`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`8" x 16`0"</b>	<b>Great Room</b>	<b>Main</b>	<b>22`7" x 17`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 9`10"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>9`7" x 5`1"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>11`3" x 10`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`3" x 11`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`7" x 14`11"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`2" x 16`9"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>17`6" x 15`11"</b>	<b>4pc Bathroom</b>	<b>Suite</b>	<b>8`9" x 5`4"</b>
<b>Bedroom</b>	<b>Suite</b>	<b>11`1" x 9`0"</b>	<b>Bedroom</b>	<b>Suite</b>	<b>13`0" x 9`10"</b>

**Kitchen  
Laundry**

**Suite  
Suite**

**8`9" x 11`5"**

**Living/Dining Room Combination  
Laundry**  
Legal/Tax/Financial

**16`9" x 18`10"**  
**Suite  
Second**

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**0828607**

Remarks

Pub Rmks:

**POND VIEWS that will steal your heart! This GORGEOUS home will have you saying WOW from start to finish. From the spacious foyer to the HUGE Great room with gas fireplace, OPEN CONCEPT Layout which is great for entertaining family and friends as you congregate around the kitchen island sipping your favorite beverage while the chef of the home prepares your family's favorite meals. The garden door leads to a full size balcony deck that overlooks your backyard, walking trails and my favorite your water view of the pond! Situated near all the schools, shopping tim hortons, movie theatre and more, Eagle Ridge is one of Fort McMurray's most desirable community to live. The WALKOUT Basement has the PERFECT LEGAL SUITE with a tenant already in place for those who want a mortgage helper. The suite offers a well appointed layout with 2 bedrooms, bathroom, spacious living / dining area and kitchen and laundry. Upstairs there is so many things to LOVE including the 2nd floor BONUS ROOM which is a great space to hang out with your kids and watch a movie. The 2nd floor leads to 3 good size bedrooms with the primary bedroom having a HUGE Walk in Closet and beautiful spa style 5 PC Ensuite bath, the perfect moment to relax after a hard days work. The oversize double HEATED Garage is PERFECT addition to this stunning home. BONUS: Central A/C, In floor heating in basement and garage, hot water on demand, LEGAL Suite and main floor bedroom and 2nd floor laundry. MAKE THIS YOUR DREAM HOME TODAY! CALL NOW TO VIEW.**

Inclusions:  
Property Listed By:

**Fridge x2, stove x2, dishwasher, washer/dryer x 2, central a/c, heater in garage  
RE/MAX FORT MCMURRAY**

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





















