



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**127 WAXWING Rise, Fort McMurray T9K 0R5**

MLS®#: **A2183793**

Area: **Eagle Ridge**

Listing Date: **01/07/25**

List Price: **\$769,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2011**

Finished Floor Area

Abv Sqft: **2,153**  
Low Sqft:  
Ttl Sqft: **2,153**

Lot Information

Lot Sz Ar: **6,308 sqft**  
Lot Shape:

DOM

**8**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Greenbelt,Landscaped,Standard Shaped Lot**  
Park Feat: **Double Garage Attached,Driveway,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air,Natural Gas**  
Sewer: **Public Sewer**  
Ext Feat: **Fire Pit**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source: **Public**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Other,Oven,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**  
Int Feat: **Double Vanity,Jetted Tub,Kitchen Island,Pantry,Quartz Counters,Separate Entrance,Tankless Hot Water,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	8`1" x 7`6"	Living Room	Main	17`6" x 17`6"
Kitchen	Main	18`5" x 12`6"	Dining Room	Main	9`10" x 8`0"
Office	Main	10`11" x 12`11"	2pc Bathroom	Main	5`11" x 5`0"
Laundry	Main	11`8" x 7`7"	Bedroom - Primary	Second	17`1" x 12`0"
5pc Ensuite bath	Second	11`7" x 13`0"	Bedroom	Second	13`0" x 9`11"
Bedroom	Second	12`11" x 10`0"	5pc Bathroom	Second	7`5" x 9`8"

**Game Room**  
**4pc Bathroom**  
**Furnace/Utility Room**

**Basement** 23`5" x 22`9"  
**Basement** 7`2" x 4`11"  
**Basement** 12`5" x 6`6"

**Bedroom**  
**Bedroom**  
**Storage**  
Legal/Tax/Financial

**Basement** 10`11" x 12`8"  
**Basement** 8`5" x 11`11"  
**Basement** 20`1" x 9`4"

Title: **Fee Simple**  
Legal Desc: **0920231**

Zoning:  
**R1**

Remarks

Pub Rmks: **Welcome to 127 Waxwing Rise - A Masterpiece of Luxury and Functionality! Discover this exquisite 2,153 sq ft Alves custom-built family home, perfectly situated in one of the most coveted locations in Eagle Ridge. Backing onto the serene Birchwood Trails and adjacent to a picturesque park, this home offers unparalleled access to nature, tranquillity, and family living at its finest. From the moment you step inside, the cascading ceilings and striking staircase set the tone for the elegance and grandeur of this home. The open-concept kitchen, dining, and living areas are designed with entertaining in mind, bathed in natural light from expansive southwest-facing windows. The kitchen is a chef's dream, featuring high-end, newly updated appliances, quartz countertops, custom tile backsplash, an apron sink, garburator, and a spacious pantry with ample storage. The adjoining dining area provides seamless access to a spacious deck with gas hook up for barbecue and scenic views. The living room showcases a gas fireplace with custom built-ins and luxurious shiplap detailing, creating a cozy yet sophisticated ambiance. The main floor also features an office/den that has an abundance of natural lighting and park views. Additional features of the main level include a large closet, a 2-piece bathroom, and a thoughtfully designed laundry/mudroom with added cabinetry, conveniently located off the garage. The 27' x 22' fully finished garage includes radiant heat, built-in cabinetry, and side-door access for ultimate functionality. Upstairs, the home continues to impress with thoughtful design and luxurious finishes. You'll find 3 generously sized bedrooms, including the primary bedroom, with a large walk-in closet and a recently renovated spa-inspired 5-piece ensuite with heated floors, trendy tile features, dual sinks, modern lighting, and a clawfoot tub. Two additional bedrooms with spacious closets, a main bathroom, and a linen closet complete this level. The fully finished walkout basement is perfect for relaxation, entertainment, and additional living space. It boasts a large recreation room with a corner gas fireplace, 2 additional bedrooms, one being suited for a gym, a 4-piece bathroom, and a large storage room, adding that perfect functionality. The backyard is nothing short of extraordinary, designed to cater to both relaxation and recreation. It has a CUSTOM BASKETBALL COURT, a Projection TV Screen off the tastefully built shed, and an expansive space ideal for family activities, surrounded by the beauty of nature. Additional upgrades include fresh paint throughout, updated light fixtures, and air conditioning. Located just steps from schools, tranquil ponds, and a wealth of amenities, this home offers the perfect blend of luxury and convenience. Check out the photos, floor plans, and 3D tour, and call today to schedule your private viewing. Experience firsthand the allure and unmatched lifestyle this remarkable home has to offer.**

Inclusions: **Refrigerator, Stovetop, Dishwasher, Oven, Microwave, Washer, Dryer, A/C, Sonos Speakers (in ceiling only), Water Softener, All Window Coverings, Garage Heater, Garage Cabinets, and Shed.**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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











