



THE
A-TEAM

**RE/MAX
FIRST**

132 WAXWING Rise, Fort McMurray T9K 0R5

MLS®#: **A2183916**

Area: **Eagle Ridge**

Listing Date: **12/31/24**

List Price: **\$499,000**

Status: **Active**

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: **5,406 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,943**
Low Sqft:
Ttl Sqft: **1,943**

DOM

20
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,Landscaped**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Storage,Sump Pump(s),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>
Bedroom - Primary	Second	15`3" x 13`5"	Bedroom	Second	13`7" x 10`6"
Bedroom	Second	14`7" x 13`0"	Bedroom	Basement	13`8" x 12`6"

2pc Bathroom
 4pc Bathroom
 Dining Room
 Living Room
 Living Room

Main
 Second
 Main
 Main
 Basement

15`5" x 10`6"
 14`8" x 20`9"
 13`7" x 9`9"

4pc Bathroom
 4pc Ensuite bath
 Kitchen
 Kitchenette

Basement
 Second
 Main
 Basement

14`0" x 14`8"
 14`5" x 21`1"

Legal/Tax/Financial

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

Zoning: **R1**

Remarks

Pub Rmks: **132 Wax Wing Rise, 4 bedroom 4 bathroom home with double detached garage for UNDER 500K! Located across from the park in Eagle Ridge is this gorgeous 2 story home built by Cherrywood homes situated on over a 5500 square ft lot! As you come through the front door you are greeted by a beautiful EXTRA SPACIOUS entry way with coat closet finished in ceramic tile. Apart from the foyer, you are greeted by a grand front great room featuring a cozy gas fireplace with built in shelving and lots of large windows flooding the space with natural light! There is a half bathroom as well as main floor laundry. The kitchen features tons of cabinets, loads of counter space, an oversized pantry, an extra large breakfast eat up bar, and a dining space featuring patio doors leading to a nice big patio with views of the pond. The upper level of the home offers three generously sized bedrooms, including a primary ensuite with a soaker tub, a stand-up shower. This level also offers a separate 4PC bathroom. The basement is fully finished and features a fourth bedroom, a modern kitchenette, a large family room, and another full bathroom. In addition to a detached double heated car garage, there are two extra parking stalls for your convenience. The location of this home is fantastic within walking distance to Eagle Ridge's two elementary schools, and close to shopping plazas featuring an abundance of restaurants, the movie theatre and tons of other amenities! Book a showing today!**

Inclusions: **Basement Fridge**
 Property Listed By: **3% REALTY FORT MCMURRAY**

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







