



THE
A-TEAM

**RE/MAX
FIRST**

152 FALCON Drive, Fort McMurray T9K 0R8

MLS@#: **A2201839**

Area: **Eagle Ridge**

Listing Date: **03/18/25**

List Price: **\$540,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Fort McMurray**
Year Built: **2010**
Lot Information
Lot Sz Ar: **4,519 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,871**
Low Sqft:
Ttl Sqft: **1,871**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Standard Shaped Lot**
Park Feat: **Additional Parking,Double Garage Detached,Driveway,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,Parking Pad,Rear Drive,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,Jetted Tub,Laminate Counters,Open Floorplan,Pantry,Storage**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`10" x 5`1"
Kitchen	Main	15`1" x 12`11"
4pc Bathroom	Second	5`0" x 8`3"
Bedroom	Second	11`3" x 13`3"
Laundry	Second	7`0" x 5`6"
Other	Basement	28`1" x 34`6"

Room	Level	Dimensions
Dining Room	Main	7`10" x 16`6"
Living Room	Main	14`0" x 17`6"
4pc Ensuite bath	Second	9`0" x 5`7"
Bedroom	Second	12`0" x 13`1"
Bedroom - Primary	Second	15`0" x 12`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0828607

Zoning:
R1

Remarks

Pub Rmks:

Open House: Saturday, March 29 | 1:00 PM - 2:30 PM - to 152 Falcon Drive, a beautifully maintained home in the heart of Eagle Ridge, built by renowned local builder Vis-Star. Owned by its original owner and in immaculate, turn-key condition, this spacious home offers fresh white paint throughout, a low-maintenance backyard designed for entertaining, and a massive detached garage with additional driveway parking. With shopping, schools, parks, and trails just steps from your front door, this home perfectly balances convenience and comfort. Step inside to a bright and airy living space, where natural light pours through a large front window and two additional windows flanking the cozy gas fireplace. High ceilings and a crisp white colour palette create a fresh, modern aesthetic. A convenient nook between the living and dining areas provides the perfect space for a home office or study area. The kitchen is generous in size, offering ample counter space, a corner pantry for extra storage, and plenty of room to prepare meals and entertain. A two-piece bathroom and a spacious coat closet complete the main level, while stylish black interior doors add a contemporary touch. Upstairs, you'll find three spacious bedrooms with new luxury vinyl plank flooring (2023). The first two bedrooms are large enough to accommodate king-sized beds and feature oversized closets. The primary retreat boasts a walk-in closet and a private ensuite. A second four-piece bathroom and an upstairs laundry room add convenience to daily life. The undeveloped lower level is a blank canvas, ready for your personal touch, whether you envision a recreation room, additional bedrooms, or a home gym. Outside, the backyard is designed for relaxation and entertaining. A large two-tiered deck features a built-in hot tub, while rock landscaping ensures easy maintenance. The oversized 24x24 detached garage is a standout feature—fully heated, insulated, and painted, with a 220V plug and a roll-up overhead door for seamless indoor-outdoor entertaining. Located in a quiet, family-friendly neighbourhood, this home offers a peaceful retreat while keeping you close to all the amenities Eagle Ridge has to offer. Don't miss your chance to see it in person—schedule a private tour today!

Inclusions:
Property Listed By:

HOT TUB, GARAGE HEATER
The Agency North Central Alberta

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











