



THE
A-TEAM

**RE/MAX
FIRST**

140 FALCON Drive, Fort McMurray T9K 0R7

MLS® #: **A2215576**

Area: **Eagle Ridge**

Listing Date: **04/30/25**

List Price: **\$599,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2010

Lot Information

Finished Floor Area

Lot Sz Ar:

4,837 sqft

Lot Shape:

Abv Sqft:

1,918

Low Sqft:

Ttl Sqft:

1,918

DOM

6

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Landscaped,Lawn

Double Garage Detached,Parking Pad,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Concrete,Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmnt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings

Int Feat:

Central Vacuum,Kitchen Island,Separate Entrance,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>
2pc Bathroom	Main	5`0" x 5`9"	Den	Main	12`0" x 9`0"
Family Room	Main	15`4" x 16`7"	Foyer	Main	7`0" x 9`0"
Kitchen	Main	14`9" x 16`7"	Living Room	Main	10`6" x 11`0"
Mud Room	Main	9`0" x 6`8"	4pc Bathroom	Second	8`9" x 5`0"
4pc Ensuite bath	Second	10`9" x 6`0"	Bedroom	Second	10`6" x 11`3"
Bedroom	Second	10`0" x 9`3"	Bedroom - Primary	Second	13`8" x 13`0"
Other	Second	5`0" x 9`0"	4pc Bathroom	Basement	5`0" x 8`4"

Bedroom
Kitchen
Furnace/Utility Room

Basement
Basement
Basement

10`3" x 14`0"
14`3" x 9`7"
9`0" x 8`6"

Family Room
Game Room

Basement
Basement

14`3" x 10`9"
14`6" x 16`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0828607

Remarks

Pub Rmks:

Welcome to 140 Falcon Drive ! Tucked away on one of the quietest stretches of Falcon Drive, this beautiful 1,918 sq ft home, built by the highly respected Kydan Homes, offers a peaceful setting that's ideal for family living. If you've been looking for a home where your children can walk to school, explore nearby trails, and grow up in a safe, welcoming neighborhood — this is it. Just steps from the scenic Birchwood Trails and within walking distance to two elementary schools, 140 Falcon Drive delivers unbeatable convenience for busy families. The Commons at Eagle Ridge, offering shopping, dining, and more, is also just minutes away — everything you need is right at your fingertips. Inside, the home offers a warm, functional layout designed with family life in mind. The kitchen is a true showstopper, featuring stylish two-toned cabinets, stainless steel appliances (including a pot filler over the stove), a spacious pantry, and an eat-up bar perfect for casual family meals. The main floor also features a bright front dining room, a versatile flex room (perfect as a toy room, home office, or formal dining), and a handy back mudroom with backyard access and a half-bath — making daily routines easier for everyone. Upstairs, you'll find three spacious bedrooms filled with natural light. The primary suite is a true retreat with two walk-in closets, offering plenty of storage for growing families and a 4PC ensuite bathroom. A 4 PC main bathroom and a conveniently tucked-away laundry room complete this family-friendly upper floor. The fully finished basement offers incredible versatility, featuring a self-contained 1-bedroom suite with its own heating system, kitchen, full bath, and separate laundry — ideal for extended family, guests, or potential rental income. Plus, there is an additional room accessible from upstairs, which can be used as a guest bedroom or family room, or even as a second bedroom for the suite. Outside, enjoy the quiet mornings on your charming front veranda or host gatherings on the back deck overlooking the low-maintenance fenced backyard. A heated detached garage and adjacent RV parking space add even more practical value to this incredible property.140 Falcon Drive is more than just a house — it's a place for your family to thrive. Contact me today to arrange a private showing and discover why this home is the perfect fit for your family's next chapter!

Inclusions:

Fridge x2, stove x2, washer x2, dryer x2, all window coverings, garage heater, garage door opener & remote, central vac & attachments (power head as is), all furniture (neg)

Property Listed By:

RE/MAX Connect

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









