

140 FALCON Drive, Fort McMurray T9K 0R7

A2215576 **Eagle Ridge** 04/30/25 List Price: **\$599,900** MLS®#: Area: Listing

Status: Active County: **Wood Buffalo** Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type:

Year Built: Lot Information

City/Town: Fort McMurray

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

Residential Detached

2010

Low Sqft: 4,837 sqft

Back Yard, Landscaped, Lawn

Ttl Sqft: 1,918

Abv Saft:

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

6

Ttl Park: 3 2 Garage Sz:

4 (3 1) 3.5 (3 1)

2 Storey

Double Garage Detached, Parking Pad, RV Access/Parking

Finished Floor Area

1,918

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Concrete, Vinyl Siding Heating: Forced Air

Flooring:

Sewer: Ext Feat: None Carpet, Ceramic Tile, Hardwood Water Source:

Fnd/Bsmt: **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
 Basement
 10`3" x 14`0"

 Kitchen
 Basement
 14`3" x 9`7"

 Furnace/Utility Room
 Basement
 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

Zoning: **R1**

Legal Desc: **0828607**

Remarks

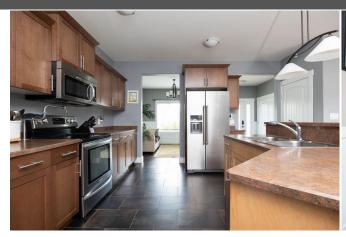
Pub Rmks:

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 selfcontained 1-bedroom suite with its own heating system, kitchen, full bath, and separate laundry — ideal for extended family, quests, 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! Fridge x2, stove x2, washer x2, dryer x2, all window coverings, garage heater, garage door opener & remote, central yac & attachments (power head as is), all

Inclusions:

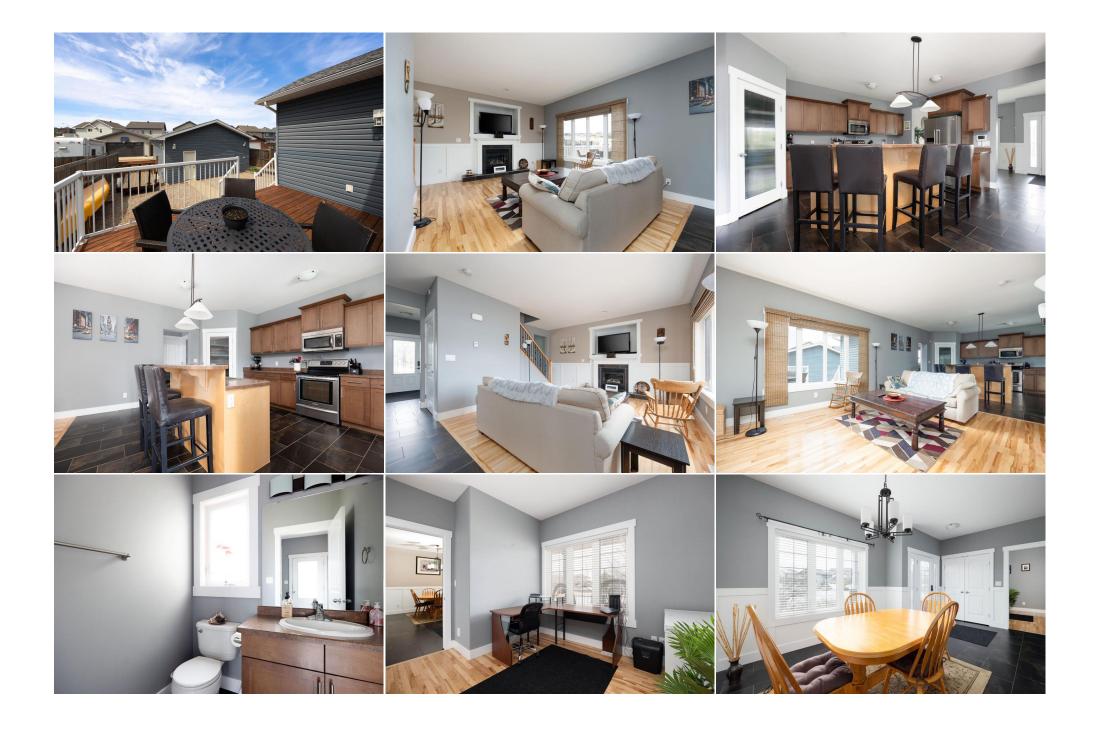
furniture (neg)
Property Listed By: RE/MAX Connect

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







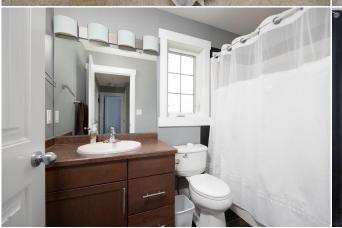










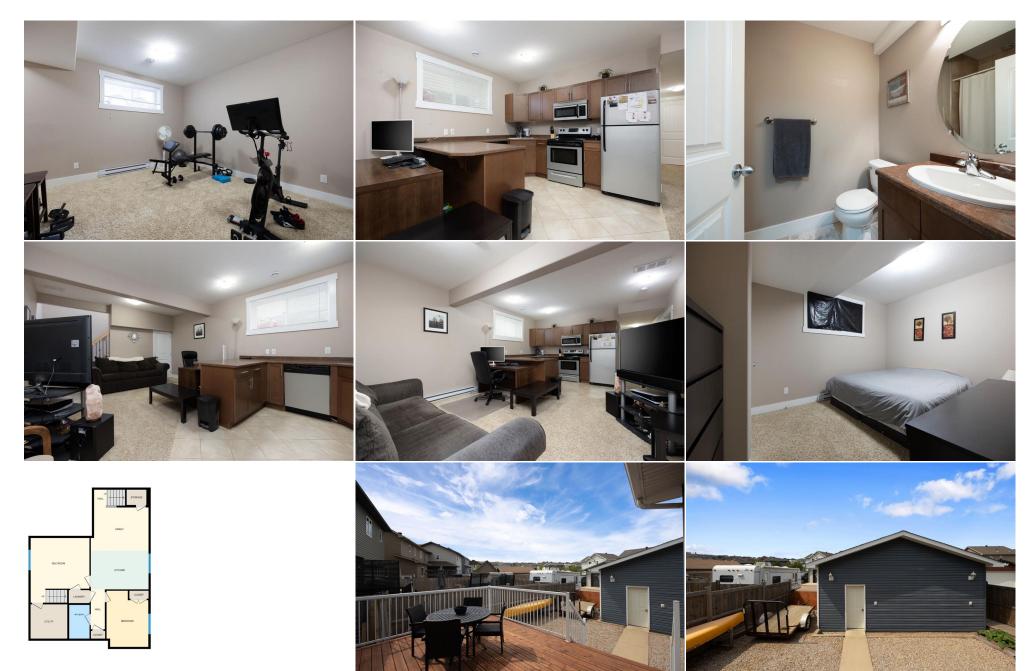












....

