



THE
A-TEAM

**RE/MAX
FIRST**

193 SNOWY OWL Way, Fort McMurray T9K 0R8

MLS®#: **A2220730**

Area: **Eagle Ridge**

Listing Date: **05/15/25**

List Price: **\$579,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2011

Lot Information

Lot Sz Ar:

4,538 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,875

Low Sqft:

Ttl Sqft:

1,875

DOM

13

Layout

Beds:

6 (4 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard

Double Garage Detached,Off Street

Utilities and Features

Roof: **Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Barbecue,Private Yard**

Construction: **Concrete,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Central Air Conditioner,Dishwasher,Induction Cooktop,Microwave,Range,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Kitchen Island,Laminate Counters,Pantry,Separate Entrance,Storage,Sump Pump(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: Fee Simple	Zoning: R1
Legal Desc: 0828607	

Remarks

Pub Rmks: **Welcome to this spacious 2-Storey Home with Basement Suite and Brand NEW Garage in Eagle Ridge! This beautifully maintained 1,875 sq ft two-storey home is**

located in the heart of family-friendly Eagle Ridge—close to playgrounds, scenic walking trails, two elementary schools, restaurants, and the movie theatre! This versatile home offers 3 bedrooms upstairs, a main floor office that could easily serve as a fourth bedroom, and a 2-bedroom basement suite with its own separate side entrance. The basement features nearly 1,000 sq ft of comfortable living space, including separate electric heating, a full kitchen, living room, bathroom, laundry, and large bedrooms—perfect for your family or rental income. The main level features a welcoming kitchen with an eat-up bar, generous dining area, and an oversized rear entryway that offers plenty of room for a future custom-built bench or storage unit. Enjoy your morning coffee on the spacious front porch, or host summer BBQs on the large L-shaped back deck with room to entertain. One of the standout features of this property is the brand new, 518 sq ft heated double detached garage—built in 2024—offering both convenience and peace of mind for our Alberta winters. Whether you're a growing family, multi-generational household, or investor, this home offers comfort, flexibility, and unbeatable value in one of Fort McMurray's most desirable neighbourhoods.

Inclusions: Living Room TV & Soundbar, Master Bedroom King Set, Twin Sized Bed, Basement Sofa, 4 White Kitchen Stools, Living Room Curtains, Office Curtains, BBQ (back deck)
Property Listed By: **EXP REALTY**

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











