



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**116 WAXWING Rise, Fort McMurray t9k0r5**

MLS®#: **A2231572**

Area: **Eagle Ridge**

Listing Date: **06/16/25**

List Price: **\$574,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2011**

Lot Information

Lot Sz Ar:

**4,767 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,915**

Low Sqft:

Ttl Sqft:

**1,915**

DOM

**1**

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 Lane,Back Yard**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s)**

Sewer:

Ext Feat: **Private Entrance**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Laminate,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**Kitchen Island,Pantry,Sump Pump(s),Vinyl Windows**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Zoning:

**R1**

Legal Desc:

**0920231**

Remarks

Pub Rmks:

**Welcome to 116 Waxwing Rise, a fantastic family home in the heart of Eagle Ridge—one of Fort McMurray's most desirable neighborhoods. This beautifully**

**maintained property features a bright and open main floor layout, perfect for entertaining or everyday living. The cozy gas fireplace with a stylish feature wall creates a warm, inviting focal point in the living room. Enjoy recent updates including new flooring, fresh paint throughout, and upgraded stove, microwave, washer, and dryer (2023-2024). Upstairs you'll find three spacious bedrooms, a full bath, and the convenience of laundry on the second floor—no more hauling clothes up and down stairs! Step outside to a great back deck and a detached garage, ideal for parking or tackling weekend projects. The fully developed one bedroom basement suite features a separate entrance, its own laundry, a full kitchen, and a spacious bedroom—ideal for guests, extended family, or generating extra rental income. Whether you're a homeowner looking for a move-in ready space or an investor looking for a smart buy in Eagle Ridge, this one has it all! call today for your personal showing**

Inclusions:

N/A

Property Listed By:

**EXP REALTY**

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











