

# \$540,000 - 152 Falcon Drive, Fort McMurray

MLS® #A2201839

**\$540,000**

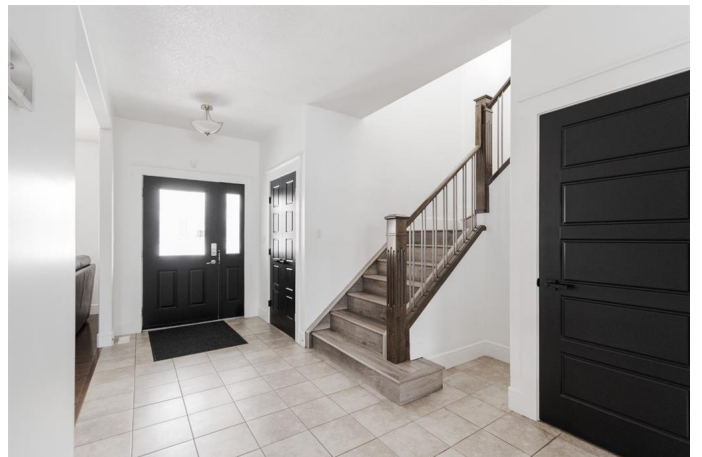
3 Bedroom, 3.00 Bathroom, 1,871 sqft  
Residential on 0.10 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome 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!

Built in 2010

### **Essential Information**

MLS® #	A2201839
Price	\$540,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,871
Acres	0.10
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 152 Falcon Drive  
Subdivision Eagle Ridge  
City Fort McMurray  
County Wood Buffalo  
Province Alberta  
Postal Code T9K 0R8

### Amenities

Parking Spaces 3  
Parking Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Parking Pad, Additional Parking, Rear Drive, RV Access/Parking  
# of Garages 2

### Interior

Interior Features High Ceilings, Jetted Tub, Laminate Counters, Open Floorplan, Pantry, Storage  
Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings  
Heating Fireplace(s), Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Standard Shaped Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed March 18th, 2025  
Days on Market 30

Zoning R1

## **Listing Details**

Listing Office The Agency North Central Alberta

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