

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

MLS® #A2201839

**\$540,000**

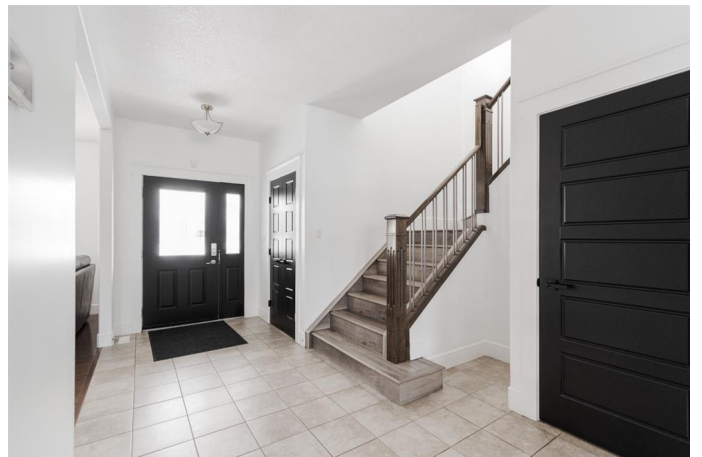
3 Bedroom, 3.00 Bathroom, 1,871 sqft  
Residential on 0.10 Acres

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 Additional Parking, Double Garage Detached, Driveway, Garage Faces Rear, Insulated, Parking Pad, RV Access/Parking, Garage Door Opener, Heated Garage, Rear Drive  
# 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 16

Zoning R1

## **Listing Details**

Listing Office The Agency North Central Alberta

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.