

# \$629,000 - 395 Falcon Drive, Fort McMurray

MLS® #A2247299

**\$629,000**

3 Bedroom, 3.00 Bathroom, 1,371 sqft

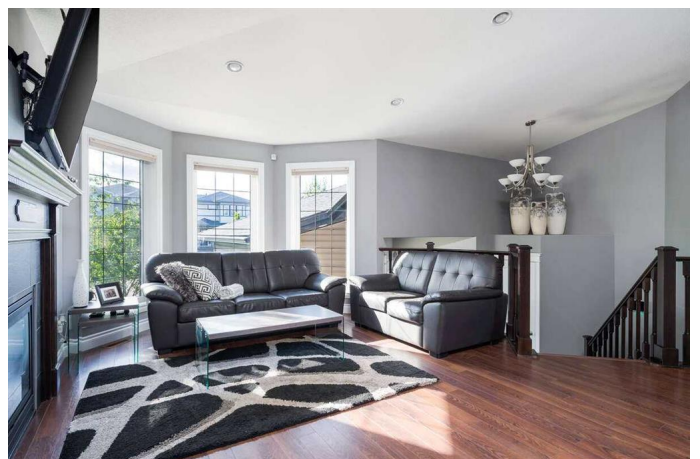
Residential on 0.09 Acres

Eagle Ridge, Fort McMurray, Alberta

For more information, please click the "More Information" button.

Experience show home quality in this stunning bi-level by Alves Construction, perfectly situated on the greenbelt in Eagle Ridge. From the moment you walk in, you'll appreciate the bright, open-concept layout with upscale finishes throughout. The main floor features a gas fireplace, main floor laundry, central A/C, rich dark cabinetry, walk-in pantry, and a spacious island. The large master suite overlooks the peaceful greenspace and includes a large walk-in closet, elegant ensuite, and direct access to the top deck. The professionally finished walk-out basement offers the ultimate entertainment space with an immersive theatre area, full wet bar, cozy electric fireplace, games area, and a private bedroom near a full bath! Enjoy in-floor heating and walk-out access to a beautifully landscaped yard and storage shed, backing directly onto the Birchwood Trails. The fully finished heated double garage boasts custom tile flooring, hot/cold water taps and floor drain. Additional highlights include built-in multi-room audio, security system, water softener, hot water on demand (new unit 2024), Quick Curb, permanent holiday lights, and more! All within walking distance to schools, site bus stop, Tim Hortons, and the new Eagle Ridge Shopping Centre. This one has it all! Location, luxury, and lifestyle.

Built in 2010



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247299    |
| Price          | \$629,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,371       |
| Acres          | 0.09        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 395 Falcon Drive |
| Subdivision | Eagle Ridge      |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9K 0S3          |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar |
| Appliances        | Microwave, Refrigerator, Washer/Dryer, Window Coverings, Oven   |
| Heating           | In Floor, Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Electric, Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Lighting, Private Yard, Storage   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Private, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete, Wood Frame  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 3                |
| Zoning         | R1               |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.