

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

MLS® #A2247299

\$629,000

3 Bedroom, 3.00 Bathroom, 1,371 sqft

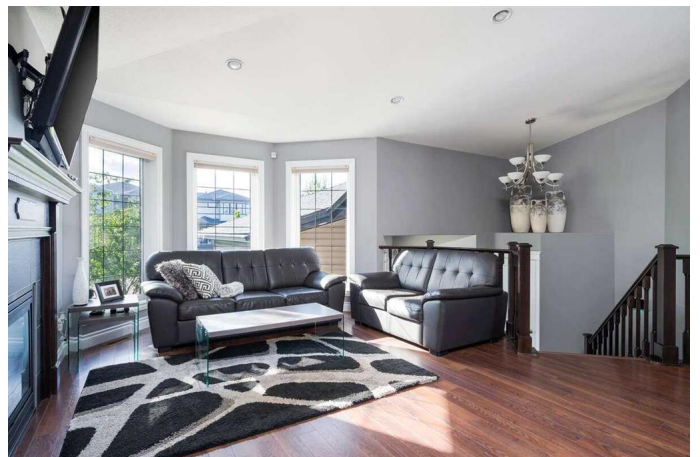
Residential on 0.09 Acres

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	4
Zoning	R1

Listing Details

Listing Office	Easy List Realty
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