



GRASSROOTS
REALTY GROUP

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116 Waxwing Rise Fort McMurray, Alberta

MLS # A2231572



\$539,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,915 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

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 you personal showing