

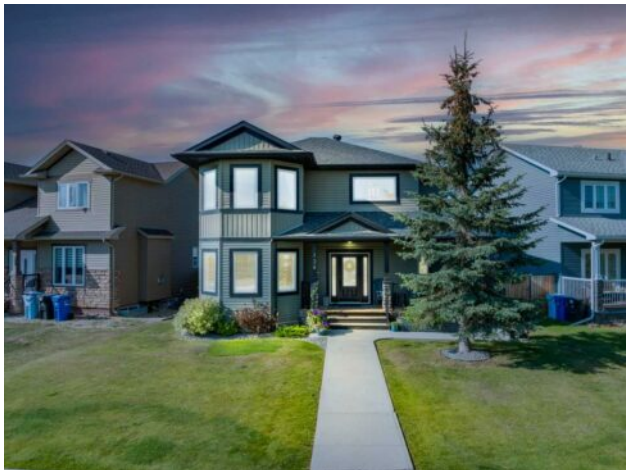


GRASSROOTS
REALTY GROUP

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136 Falcon Drive
Fort McMurray, Alberta

MLS # A2255880



\$559,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,758 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Separate Entrance, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Fridge, stove, microwave, dishwasher, washer, dryer, all window coverings, a/c unit. Basement: Fridge, Stove, dishwasher, hood fan, microwave, washer, dryer,

Immaculate Condition! No Carpet! Legal 1-Bedroom Suite! Welcome to 136 Falcon Drive – a beautifully maintained 2-storey home located directly across from the serene Falcon Green. This property offers a perfect blend of functionality and elegant design, making it ideal for families or an investor. Step inside and be greeted by a spacious front foyer with high ceilings and abundant natural light. The open-concept main floor is designed for comfort and practicality, featuring main floor laundry, two backyard access points (from the mudroom and kitchen), and a stylish gas fireplace in the generously sized living room. The chef’s kitchen is equipped with stainless steel appliances, two sinks, and ample cabinet and counter space, all while offering a clear view of the fully fenced and landscaped backyard. Upstairs, you’ll find three large bedrooms, each with plenty of closet space. The primary suite is a true retreat, complete with a recessed ceiling, walk-in closet, two additional closets, and a luxurious ensuite featuring dual sinks, jetted tub, and shower. The basement is fully permitted for a legal 1-bedroom suite – perfect for rental income or extended family. It includes a large living room, full bathroom, spacious bedroom, and storage area, but can also serve as an excellent rec space. Enjoy outdoor living on the two-tiered deck with natural gas BBQ hookup, overlooking the private, great sized yard. Recent Updates Include: New hardwood flooring (2023) – NO carpet throughout | Fresh interior paint (2022) | Luxury vinyl plank in basement (2022) | New fridge (2023) | Main floor new washer & dryer (2025) | Central A/C. This move-in ready home offers comfort, style, and income potential in one of the area’s most desirable locations. Call today to book your private showing!

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