



GRASSROOTS
REALTY GROUP

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**236 Falcon Drive
Fort McMurray, Alberta**

MLS # A2256755



\$474,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,741 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer

QUALITY WORKMANSHIP! Located in Eagle Ridge, One of The Nicest Neighbourhoods, This Freshly Painted 2-Storey Family Home offers 1740 sq ft of living space with Comfort and Style throughout. The Welcoming foyer leads to a bright living room with a cozy gas fireplace on one side and a versatile den/office/bedroom on the other. The main floor features hardwood and tile flooring. The Stunning Kitchen boasts rich cabinetry, an eat-up peninsula, stainless steel appliances, a convenient Pot Filler, and a tiled backsplash. Garden doors off the dining area open to a Spacious Deck and yard, perfect for entertaining. Enjoy summer BBQs or gathering on the large patio. There's even room to park your RV. Upstairs, the primary suite includes a luxurious ensuite with a jetted tub and a massive walk-in closet. Two additional spacious bedrooms and a full bath complete the upper level. Beautifully landscaped at the front, this home is just steps away from the trail system and close to schools, parks, The Commons, and Tim Hortons. Central AC is the perfect bonus for year-round comfort.