



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

121 Snowy Owl Way
Fort McMurray, Alberta

MLS # A2271866



\$539,000

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,979 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Gravel Driveway, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry		

Inclusions: none

Welcome to 121 Snowy Owl Way, a home that truly has everything set up for easy, comfortable living. This property has been incredibly well cared for, and it shows the moment you walk in. With more than 1900 sq ft of finished living area, this home offers plenty of room for everyone. You'll find 4 bedrooms spread across the upper, lower, and basement levels, along with 3 full bathrooms, a bright living room, cozy family room, and a spacious rec room. This home also offers tons of storage, giving you flexibility for organization, hobbies, and everyday living. The main floor features vaulted ceilings, hardwood and ceramic flooring, and a layout that feels open and welcoming. The primary bedroom includes a walk-through closet and a 4-piece ensuite for added convenience and privacy. The fully developed lower level provides even more comfortable living space, perfect for a games area, movie room, or hangout zone. Outside, the property continues to shine. The low-maintenance, fully fenced yard is ideal for busy lifestyles, kids, and pets. You'll enjoy pond views from the front of the home, a rare and peaceful feature. Parking is easy with a double garage plus an additional parking pad beside it. Located on a quiet street and close to everything you need, you are just minutes from The Commons at Eagle Ridge, which offers a cinema, restaurants, retail, and services. You're also near Eagle Ridge Community Centre, Walter and Gladys Hill Public School, St. Kateri Catholic School, and excellent childcare options. Walking and biking trails, playgrounds, and great dining spots are all nearby. Built by Cherrywood, a long-time local Fort McMurray builder, the quality and care in this home are easy to see. If you're looking for space, storage, comfort, and a great location, this home is ready for you.

Copyright (c) 2025 . Listing data courtesy of EXP REALTY. Information is believed to be reliable but not guaranteed.