



GRASSROOTS
REALTY GROUP

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**292 Falcon Drive
Fort McMurray, Alberta**

MLS # A2273068



\$414,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,524 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Gravel Driveway, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Creek/River/Stream/Pond, Landscaped, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, See Remarks, Separate Entrance, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Sold as is, where is on possession

292 Falcon Drive- your two story fully developed with a separate entrance and suite are located in Eagle Ridge and situated right beside walking trails and pond area providing breathtaking views. Your home was originally built by cherry wood with a front covered veranda at your entrance as well as a small sitting area off the primary bedroom, located on the second level- perfect for your morning coffee. The main floor of your home offers a large office/den area, leading to your open concept floor plan. The kitchen, dinette and living room area provides an abundance of natural lighting, large window, windows, and direct access to your back deck. The kitchen features with cabinetry with laminated countertops and a centre eat up Island space. It is a great space for entertaining I’m with the high ceilings and hardwood floors the living room also offers a fireplace which can be enjoyed from your kitchen and dinette as well. On the second level, you will find too large bedrooms, a four piece main bathroom as well as your primary room which has a five piece en suite, separate standup shower and a walk-in closet as well as direct access to a small exterior deck space looking into your front yard. The basement is self-contained with a full separate entrance; on the side of the home leading you to a kitchenette and living space area with laminate flooring as well as two oversized bedrooms, and four piece bathroom providing an opportunity for rental space or extended family living area. You do have full alley access leading to the back of your home where you will find rear parking and an opportunity to potentially build a future garage. This property is in a beautiful location and offers an abundance of opportunities to meet all your home goals. Call today for your private viewing.

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