



**GRASSROOTS**  
REALTY GROUP

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**144 Falcon Drive  
Fort McMurray, Alberta**

**MLS # A2276581**



**\$469,900**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,850 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Kitchen Island, Separate Entrance		

**Inclusions:** Fridge (2), Stove, Microwave, Dishwasher, Washer, Dryer, Kitchen Table 8 Chairs, Couch, Loveseat, Chair, Coffee Table, 2 End Tables, Carpet in livingroom, Wardrobe, Twin Bed on mainfloor, Corner Table, 3 TV's, 2 Queen Beds in basement, 3 queen beds upstairs, Desk, 2 Dressers, Telus Home Security System

Welcome to this well-built home by Vis-Star, offering the perfect blend of comfort, quality, and location. Thoughtfully maintained, this inviting property features 3 spacious bedrooms and 3 bathrooms, ideal for families, professionals, or anyone looking to live in Eagle Ridge! The functional layout provides generous living spaces, ample natural light, and room to both relax and entertain. Each bedroom is well-proportioned, while the three bathrooms add everyday convenience for busy households or guests. Situated in a highly desirable neighborhood, this home is just minutes from walking trails, excellent schools, and nearby shopping, restaurants, and Landmark Cinema. Whether you love outdoor activities, value a strong community, or want everything close at hand, this location truly delivers. A solidly built home in a fantastic area - this is an opportunity that you won't want to miss. Enjoy sitting on the front porch watching the sunrise, or on the back deck for the sunset!