



**419 Falcon Drive
Fort McMurray, Alberta**

MLS # A2290049



\$618,000

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,436 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum		

Inclusions: Fridge, gas range, built in wall oven/microwave, washer/dryer, garage heater, central air, central vacuum, all window coverings, some some furniture is negotiable.

WHERE LUXURY MEETS FUNCTIONALITY Imagine waking up to peaceful treeline views, stepping onto your deck with a morning coffee, and heading straight out your back gate for a walk along the trails. At 419 Falcon Drive, that lifestyle is your everyday reality. Nestled in the heart of Eagle Ridge, this immaculate 3 bedroom plus flex room, 2.5 bath ALVES walk-out bungalow was designed for both comfort and connection — connection to nature, to family, and to the moments that matter most. Vaulted ceilings soar above an open-concept living space filled with natural light. The kitchen becomes the heart of the home, where granite countertops, a gas cooktop, Built in wall oven/microwave combo, and a generous island invite gatherings big and small. Evenings are best spent by the fireplace or outside around the fire pit, surrounded by softly lit landscaping and uninterrupted greenspace views. With a private main-floor primary retreat, with renovated modern ensuite bath, the perfect open concept floor plan, with stunning main floor, higher end finishing throughout, and space for guests and family downstairs, radiant and in-floor heat for year-round comfort, and an oversized heated garage for hobbies or storage, every detail has been thoughtfully considered. This home floods in so much natural light, with the banks of windows. This is the kind of home where memories are made — and where every season brings something beautiful. Bonus: Heated Garage, Central Air, Central Vac, in floor heat in basement, BBQ Gas Hookup, fantastic location to schools, shopping, bus route and more! Call today and book your tour! **START PACKING!** *some photos are virtually staged*