



**161 Snowy Owl Way
Fort McMurray, Alberta**

MLS # A2294591



\$562,000

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,726 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Separate Entrance, Sump Pump(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, A/C Unit, All window coverings. Basement: Stackable Washer/Dryer, Fridge,

SEPARATE ENTRANCE! DETACHED DOUBLE GARAGE WITH ADDITIONAL SIDE PARKING! Welcome to 161 Snowy Owl Way — a beautifully maintained and thoughtfully updated home designed with family living in mind. Nestled in the sought-after community of Eagle Ridge, this spacious property offers the perfect balance of comfort, style, and functionality in a location that truly has it all. Step inside to a bright and inviting main floor where rich hardwood flooring and a warm gas fireplace create the perfect setting for everyday living and entertaining. The open-concept layout flows effortlessly into a stunning kitchen and dining area, complete with sleek quartz countertops, dark wood cabinetry, and durable ceramic tile flooring—ideal for busy households and hosting alike. The dining nook allows for access to the large deck and fenced back yard. The main floor is complete with its own laundry room, and half bathroom. Upstairs, you’ll find three generously sized bedrooms, including a relaxing primary retreat featuring a private ensuite with a jetted tub and stand-up shower—perfect for unwinding at the end of the day. The fully developed basement adds incredible versatility, offering a separate entrance, two additional bedrooms, SEPARATE LAUNDRY, a full bathroom, a spacious recreation room, and a convenient kitchenette area—an excellent setup for extended family, guests, or potential suite options. Outside, the home sits on a 5,173 sq ft fully fenced lot, providing plenty of room for kids, pets, and outdoor enjoyment. A detached double garage is complemented by additional side parking, ensuring ample space for vehicles and storage. This home has seen numerous important upgrades, giving peace of mind to its next owners, including all toilets and faucets replaced on the main and upper floors, a hot water tank (2025), furnace and air

conditioning professionally serviced (2025), fridge (2023), stove and dishwasher (2025), and washer and dryer (2025). Located just minutes from schools, shopping, parks, walking trails, and all major amenities, this is a home where convenience meets lifestyle. Don't miss your opportunity to own this exceptional property—call now to book your personal showing!