



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**144 Falcon Drive
Fort McMurray, Alberta**

MLS # A2276581



\$459,900

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

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	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!