



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

**MLS # A2305079**



**\$565,000**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,874 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrubs		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Garage Heater.		

Welcome to 141 Snowy Owl Way, a beautifully maintained two storey home perfectly positioned in Eagle Ridge with stunning views of the pond, green space, and nearby school right from your front step. Located in one of Fort McMurray's most convenient neighbourhoods, you are just minutes from restaurants, shopping, the movie theatre, schools, bus stops, and more. Lovingly cared for since 2014, this home shows pride of ownership throughout and offers a warm, functional layout designed for everyday living. Step inside to a large tiled entry that leads into the main living space where pristine hardwood floors and a gas fireplace create a welcoming atmosphere. The layout flows seamlessly around a central staircase, connecting the living room, dining area, and kitchen in a way that feels both open and defined. The kitchen offers plenty of cabinet and counter space, a pantry for storage, and tile flooring for durability. The main floor also features a convenient two piece bathroom and a laundry room with a sink and additional storage. Upstairs, you will find three comfortable bedrooms, all with carpet, including a spacious primary suite that easily accommodates a king sized bed. The primary features a walk in closet and a full ensuite with a jetted tub and separate shower. A full bathroom completes the upper level and all bedrooms have large closets and large windows with plenty of natural light streaming in. The basement adds additional living space with a large family room, one bedroom, and a four piece bathroom, offering flexibility for guests, a home office, or a growing family. Outside, the property offers a backyard with a large deck, mature trees including an apple tree and berry bushes, and a detached garage with additional driveway parking. The front of the home is a true standout, with a long covered porch where you can take in the peaceful

pond and green space views. With central air conditioning, a functional layout, and a location that is hard to beat, 141 Snowy Owl Way is a wonderful opportunity to own a well cared for home in a highly sought after neighbourhood. Schedule your private showing today.