



**GRASSROOTS**  
REALTY GROUP

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**331 Falcon Drive**  
**Fort McMurray, Alberta**

**MLS # A2330046**



**\$574,900**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Eagle Ridge                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | Bungalow                                                                   |               |                   |
| <b>Size:</b>     | 1,325 sq.ft.                                                               | <b>Age:</b>   | 2010 (16 yrs old) |
| <b>Beds:</b>     | 5                                                                          | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Parking Pad                                        |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Low Maintenance Land |               |                   |

|                    |                                                                                |                   |    |
|--------------------|--------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                     | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl                                                    | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                           | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding                                                            | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bar, Closet Organizers, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s) |                   |    |

**Inclusions:** fridge, stove, dishwasher, microwave x2, washer, dryer, curtains in master bedroom, bar fridge, garage heater, central a/c, garage door opener and remote, blinds, bathroom organizers, water softener, tv mounts

Five bedrooms, a backyard made for hosting, & a quiet Eagle Ridge street to call home. Welcome to 331 Falcon Drive. Schools & shops are close by, & Eagle Ridge Commons is a quick trip away, yet the street holds onto its calm. It is the rare spot where you can have the busy stuff within reach while still coming home to quiet at the end of the day. Step inside & the main floor opens right up. The kitchen is generous, with a big island & seating built for busy mornings & after school snacks. It flows into the dining area, then carries on to a cozy living room. A fireplace anchors the space, & natural light pours across the whole main area, so every room feels bright & warm from sunup to supertime. Every part of it suits a family that likes to be together while still having their own corners to retreat to. The primary bedroom gives you a true retreat at the end of a long day. You get a walk-in closet & a large arched picture window that frames the day. Its 4PC ensuite holds a jetted tub for soaking, plus a separate stand up shower for the rushed mornings. Two more bedrooms sit on the main floor, with a 4PC main bathroom. Everyone stays close on one level, which makes the school year run a whole lot smoother for parents & kids alike. Downstairs there is even more room to spread out. A large rec room comes with a kitchenette & bar area, ready for movie nights, game days, or weekend hangouts with the neighbours. Tuck two more bedrooms down here for teens, guests, or a home office that finally has a door. There is a 4PC bathroom on this level too, & a big utility room swallows all your storage with ease. A separate outside entrance gives the lower floor its own flexible feel, handy as the kids get older or family comes to stay for a while. There is space for additional laundry. Out back, the yard keeps life simple. A large natural stone style patio sets the stage for summer

barbecues & lazy evenings under the prairie sky, with a small lawn left for the kids or the dog. The front is a tidy lawn with a walkway leading up to your door. That leaves more weekends free for the people you love instead of the lawn mower. The attached double garage tucks at the back of the home, with entry straight through the dining room on snowy days. It fits two vehicles & comes with a heater for our chilly months. Central A/C keeps summers comfortable, & a water softener is a welcome bonus you will notice every day. These are the little touches that make daily life feel easy & uncomplicated for the whole household. There is a separate entrance, dual furnaces, basement laundry hooks ups are there. Check out the detailed floor plans where you can see every sink & shower in the home, 360 tour & video. Are you ready to say yes to this address?