



GRASSROOTS
REALTY GROUP

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115 Widgeon Place
Fort McMurray, Alberta

MLS # A2336215



\$924,888

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	2,277 sq.ft.	Age:	2011 (15 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, French Door, Jetted Tub, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: 3 fridges, 1 mini fridge, gas stove, stove, 2 dishwasher, 2 washers, 2 dryers, OTR microwave, 2 microwaves, blinds, central a/c, garage remote, garage heater

RARE FIND! 6 BEDROOMS, 5 BATHROOMS, 2 BEDROOM LEGAL SUITE, HEATED TRIPLE GARAGE & NEARLY 10,000 SQ FT PIE-SHAPED LOT! Welcome to 115 Widgeon Place, tucked away in a quiet Eagle Ridge cul-de-sac close to schools, parks and Eagle Ridge Commons. Offering an incredible 3,980 sq ft of total living space, this spacious modified bi-level features a versatile floor plan, central A/C and fresh paint throughout - 2026, main level furnace replaced in 2023 and Hot water tank 2024. Step inside to vaulted ceilings, hardwood floors and large windows that fill the home with natural light. The main level offers a front great room plus a separate office with double French doors. At the heart of the home is the spacious kitchen featuring custom cabinetry, granite countertops, tiled backsplash, corner pantry, gas stove, stainless steel appliances and a wrap-around island with breakfast bar. The kitchen overlooks the large dining area and rear family room, creating an excellent space for entertaining and everyday family living. The family room is complete with a gas fireplace, stone-faced surround and built-in cabinetry. This level also offers 2 generous bedrooms, a full bathroom, and a 2-pc powder room plus convenient main floor laundry. Upstairs, an entire level is dedicated to the private primary retreat with an oversized bedroom, walk-in closet and 5-pc ensuite featuring double sinks and a jetted tub. The lower level is a game changer! A 2-bedroom legal suite with its own laundry provides excellent mortgage-helper, extended-family or investment potential, while still leaving additional lower-level living space exclusively for the main home, including a family/rec room, bedroom and full bathroom. The floor plan shows an impressive 1,702.67 sq ft of lower-level space. Outside, the nearly 10,000 sq ft pie-shaped lot is fenced and landscaped,

providing an incredible amount of outdoor space. An extra-wide driveway leads to the attached triple heated garage measuring approximately 33' x 27'—over 800 sq ft of garage space for vehicles, toys and storage. With 6 bedrooms, 5 bathrooms, 3,980 sq ft of living space, a 2-bedroom legal suite, triple heated garage and massive pie-shaped lot, this exceptional Eagle Ridge property offers a combination of space, versatility and income potential that is incredibly hard to find. Call today for your personal tour today.