



GRASSROOTS
REALTY GROUP

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201 Snowy Owl Way
Fort McMurray, Alberta

MLS # A2337721



\$549,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,888 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge x2, stove, dishwasher x2, microwave x 2, washer x 2, dryer x2, window coverings, hot tub (as is), central ac, gazebo, garage heater, garage door opener,

Introducing 201 Snowy Owl Way! Tucked away in Eagle Ridge, this beautiful 1888 sqft home, built by the highly respected Visstar Homes, offers a peaceful setting that's ideal for family living. If you've been looking for a home where your children can walk to school, explore nearby trails, and grow up in a safe, welcoming neighborhood — this is it. Just steps from the scenic Birchwood Trails and within walking distance to two elementary schools, 201 Snowy Owl delivers unbeatable convenience for busy families. The Commons at Eagle Ridge, offering shopping, dining, and more, is also just minutes away — everything you need is right at your fingertips. Inside, the home offers a warm, functional layout designed with family life in mind. With a front living room with hardwood floors and a cozy gas fireplace and a spacious kitchen with large peninsula island, corner pantry, and built in coffee bar that could be used as a desk for homework or craft area. Off the bright dining room is a handy back mudroom with backyard access and a half-bath — making daily routines easier for everyone. Upstairs, you'll find three spacious bedrooms filled with natural light. The primary suite is a true retreat with a walk-in closets, offering plenty of storage for growing families and a 4PC ensuite bathroom. A 4 PC main bathroom and a conveniently tucked-away laundry room complete this family-friendly upper floor. The fully finished basement offers incredible versatility, featuring a LEGAL 1-bedroom suite with its own heating system, kitchen, full bath, and separate laundry — ideal for extended family, guests, or potential rental income. Outside, enjoy the quiet mornings on your charming front veranda or on the back deck featuring a gazebo and hot tub overlooking the fenced backyard with artificial turf and fire-pit. A heated 24 x 24 detached garage and

adjacent extra parking add even more practical value to this incredible property. 201 Snowy Owl Way is more than just a house — it's a place for your family to thrive. Book your viewing today and discover why this home is the perfect fit for your family's next chapter!