

# \$599,900 - 140 Falcon Drive, Fort McMurray

MLS® #A2215576

**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,918 sqft

Residential on 0.11 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 140 Falcon Drive ! Tucked away on one of the quietest stretches of Falcon Drive, this beautiful 1,918 sq ft home, built by the highly respected Kydan Homes, offers a peaceful setting that's ideal for family living. If youâ€™ve been looking for a home where your children can walk to school, explore nearby trails, and grow up in a safe, welcoming neighborhood â€™ this is it. Just steps from the scenic Birchwood Trails and within walking distance to two elementary schools, 140 Falcon Drive delivers unbeatable convenience for busy families. The Commons at Eagle Ridge, offering shopping, dining, and more, is also just minutes away â€™ everything you need is right at your fingertips. Inside, the home offers a warm, functional layout designed with family life in mind. The kitchen is a true showstopper, featuring stylish two-toned cabinets, stainless steel appliances (including a pot filler over the stove), a spacious pantry, and an eat-up bar perfect for casual family meals. The main floor also features a bright front dining room, a versatile flex room (perfect as a toy room, home office, or formal dining), and a handy back mudroom with backyard access and a half-bath â€™ making daily routines easier for everyone. Upstairs, youâ€™ll find three spacious bedrooms filled with natural light. The primary suite is a true retreat with two 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 self-contained 1-bedroom suite with its own heating system, kitchen, full bath, and separate laundry – ideal for extended family, guests, or potential rental income. Plus, there is an additional room accessible from upstairs, which can be used as a guest bedroom or family room, or even as a second bedroom for the suite. Outside, enjoy the quiet mornings on your charming front veranda or host gatherings on the back deck overlooking the low-maintenance fenced backyard. A heated detached garage and adjacent RV parking space add even more practical value to this incredible property. 140 Falcon Drive is more than just a house – it’s a place for your family to thrive. Contact me today to arrange a private showing and discover why this home is the perfect fit for your family’s next chapter!

Built in 2010

**Essential Information**

MLS® #	A2215576
Price	\$599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,918
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	140 Falcon Drive
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0R7

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Kitchen Island, Separate Entrance, Walk-In Closet(s), Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 30th, 2025
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX Connect
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