

# \$559,900 - 136 Falcon Drive, Fort McMurray

MLS® #A2255880

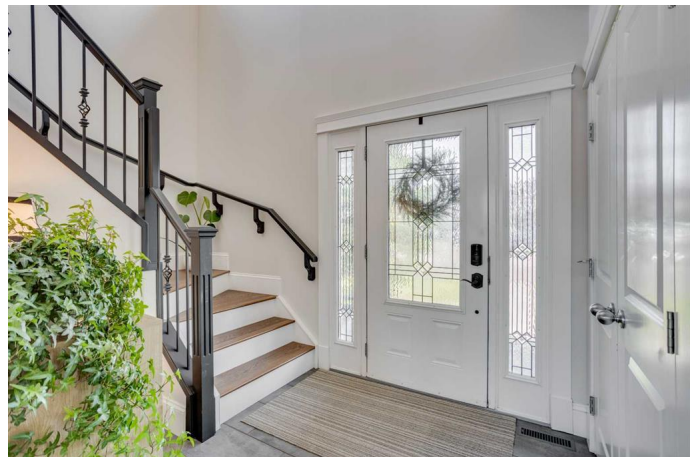
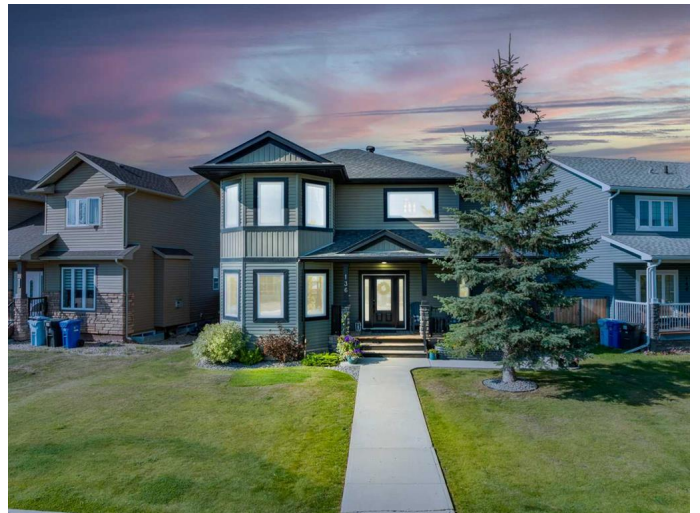
**\$559,900**

4 Bedroom, 4.00 Bathroom, 1,758 sqft

Residential on 0.12 Acres

Eagle Ridge, Fort McMurray, Alberta

Immaculate Condition! No Carpet! Legal 1-Bedroom Suite! Welcome to 136 Falcon Drive – a beautifully maintained 2-storey home located directly across from the serene Falcon Green. This property offers a perfect blend of functionality and elegant design, making it ideal for families or an investor. Step inside and be greeted by a spacious front foyer with high ceilings and abundant natural light. The open-concept main floor is designed for comfort and practicality, featuring main floor laundry, two backyard access points (from the mudroom and kitchen), and a stylish gas fireplace in the generously sized living room. The chef’s kitchen is equipped with stainless steel appliances, two sinks, and ample cabinet and counter space, all while offering a clear view of the fully fenced and landscaped backyard. Upstairs, you’ll find three large bedrooms, each with plenty of closet space. The primary suite is a true retreat, complete with a recessed ceiling, walk-in closet, two additional closets, and a luxurious ensuite featuring dual sinks, jetted tub, and shower. The basement is fully permitted for a legal 1-bedroom suite – perfect for rental income or extended family. It includes a large living room, full bathroom, spacious bedroom, and storage area, but can also serve as an excellent rec space. Enjoy outdoor living on the two-tiered deck with natural gas BBQ hookup, overlooking the private, great sized yard. Recent Updates Include: New hardwood flooring (2023) – NO



carpet throughout | Fresh interior paint (2022) |  
Luxury vinyl plank in basement (2022) | New  
fridge (2023) | Main floor new washer & dryer  
(2025) | Central A/C.

This move-in ready home offers comfort, style,  
and income potential in one of the area's most  
desirable locations. Call today to book your  
private showing!

Built in 2011

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255880    |
| Price          | \$559,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,758       |
| Acres          | 0.12        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 136 Falcon Drive |
| Subdivision | Eagle Ridge      |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9K0R7           |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 3                                   |
| Parking        | Alley Access, Off Street, On Street |

**Interior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Sump Pump(s), Walk-In Closets |
| Appliances        | Central Air Conditioner, Dishwasher, Washer/Dryer, Gas Range |
| Heating           | Forced Air                                                   |
| Cooling           | Central Air                                                  |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Gas                                                          |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Full, Exterior Entry, Walk-Out                     |

**Exterior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | BBQ gas line, Dog Run, Private Driveway |
| Lot Description   | Back Lane, Front Yard, Landscaping      |
| Roof              | Asphalt Shingle                         |
| Construction      | Concrete                                |
| Foundation        | Poured Concrete                         |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 6                    |
| Zoning         | R1                   |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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