

\$385,900 - 185 Blue Jay Road, Fort McMurray

MLS® #A2152505

\$385,900

5 Bedroom, 3.00 Bathroom, 1,173 sqft

Residential on 0.07 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 185 Blue Jay Road! This charming home offers 5 bedrooms, 3 bathrooms, and a TOTAL LIVING SPACE of 2265 sqft. It features a SINGLE CAR DETACHED GARAGE and is perfect for those seeking a truly affordable living. Situated in the thriving community of EAGLE RIDGE, this bright and welcoming home is accentuated by high ceilings and large windows that flood the space with NATURAL LIGHT.

Enter through the spacious foyer, which provides access to both the upper and lower levels, ENSURING PRIVACY for all. The upper-level features high ceilings and elegant dark laminate flooring in an open-concept layout, perfect for hosting gatherings. Enjoy casual meals around the breakfast island or relax by the GAS FIREPLACE. The kitchen is a cook's paradise with abundant pot drawers, an island, and modern, upgraded appliances.

The main level houses two generously sized bedrooms, including a master suite designed for ultimate relaxation, with a WALK-IN CLOSET AND ENSUITE that includes a luxurious soaker tub and separate corner shower. The FULLY DEVELOPED lower level includes a cozy family room, THREE ADDITIONAL BEDROOMS, a 3-piece bath, laundry area, and a convenient kitchenette. The convenient nearby bus stop makes accessing amenities easy. Eagle Ridge is renowned for its many parks and trails, including direct access to the Birchwood Trails,



perfect for biking or nature walks with the family.
Don't miss out on this fantastic opportunity—call to view now!

Built in 2008

Essential Information

MLS® #	A2152505
Price	\$385,900
Sold Price	\$362,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,173
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	185 Blue Jay Road
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0L7

Amenities

Parking Spaces	2
Parking	Parking Pad, RV Access/Parking, Single Garage Detached

Interior

Interior Features	Built-in Features, Central Vacuum, Kitchen Island, No Animal Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	November 7th, 2024
Days on Market	105
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	EXP REALTY
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