

\$699,900 - 288 Falcon Drive, Fort McMurray

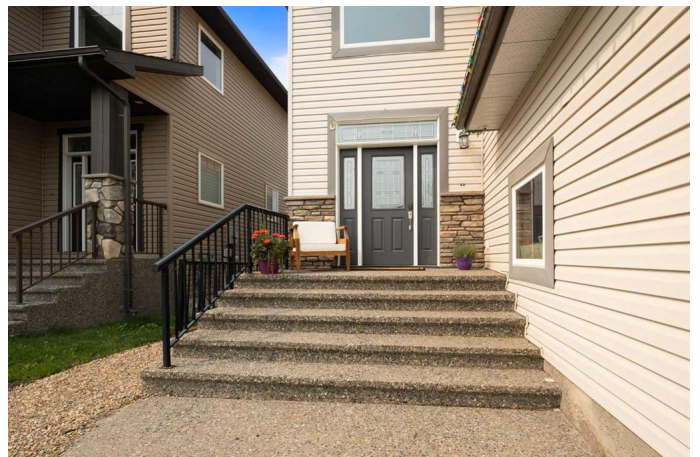
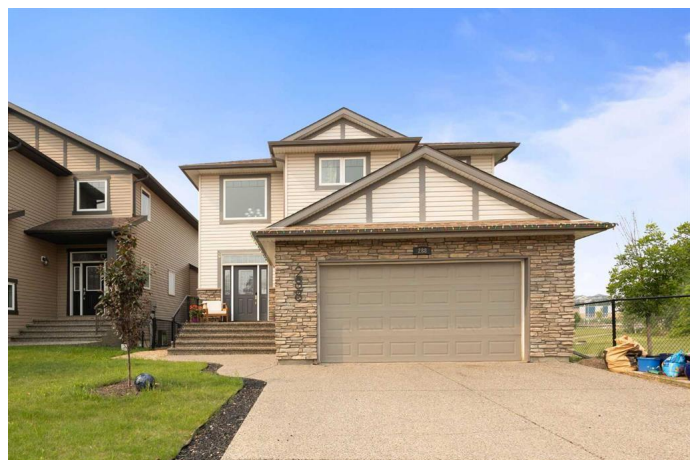
MLS® #A2179341

\$699,900

5 Bedroom, 4.00 Bathroom, 2,241 sqft
Residential on 0.10 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 288 Falcon Drive located in Eagle Ridge on a nicely landscaped lot backing onto the pond in close proximity to schools, shopping, and the Birchwood Trails! This executive style home was custom built in 2010 and features over +3200 sqft of interior living space including an open concept main floor, a walkout basement & 2nd floor with a large loft. As you enter the front door, you're welcomed by a grand foyer with high ceilings & large windows allowing in tons of natural light. The main floor features a huge kitchen with stainless steel appliances, a large central island with a built-in wine rack, and a massive walk-thru pantry with direct access to the laundry room & attached heated double garage! The kitchen is equipped with tons of cabinetry, granite countertops, and subway tile backsplash. Across from the kitchen is the dining room with exterior access to the large balcony overlooking the pond/walking trail. To finish off the main floor is the living room with a gorgeous gas fireplace with a decorative mantle, a laundry room, and 2pc bath. The upper level features a large bonus room/loft, 3 bedrooms & 2 full bathrooms. The spacious master features a beautiful shiplap accent wall, a large walk-in closet & 5pc ensuite. The ensuite is equipped with a large corner jetted tub, a stand up glass shower, and large vanity with his/her sinks. As you head into the basement, there are 2 additional bedrooms, a 4pc bath, and another family room equipped with a wet bar & exterior door leading into the



backyard with a covered patio, making this the perfect place to relax during those warm summer nights. BONUS FEATURES: No neighbours on right side of home, large aggregate driveway, outdoor storage shed & central vacuum. Don't miss out on this beautifully maintained home, request a showing today!

Built in 2011

Essential Information

MLS® #	A2179341
Price	\$699,900
Sold Price	\$680,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,241
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	288 Falcon Drive
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0S1

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Front Drive, Off Street

Interior

Interior Features	Central Vacuum, Pantry, Storage, Vinyl Windows, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings, Gas Stove, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Mantle, Decorative, Living Room, Recreation Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Street Lighting, Back Yard, Creek/River/Stream/Pond, Front Yard, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding, Mixed, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2024
Date Sold	November 20th, 2024
Days on Market	3
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	KIC Realty
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