

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

MLS® #A2255880

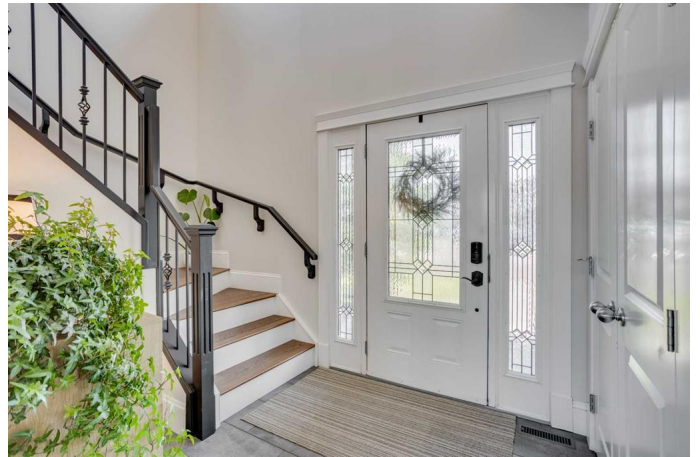
**\$559,900**

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, Jetted Tub, Kitchen, Entrance, Sump Pump(s), Water |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Washer/Dryer   |
| Heating           | Forced Air                                                        |
| Cooling           | Central Air                                                       |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Gas                                                               |
| Has Basement      | Yes                                                               |
| Basement          | Finished, Full, Exterior Entry,                                   |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | BBQ gas line, Dog Run, Private     |
| 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 | 39                   |
| Zoning         | R1                   |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

