$625,000 - 403 Falcon Drive, Fort McMurray

MLS® #A2261397

$625,000
4 Bedroom, 3.00 Bathroom, 1,705 sqft
Residential on 0.10 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 403 Falcon Drive: a beautifully maintained modified bi-level backing onto incredible green space and amazing tree lined views with a legal walk-out basement suite and a garage that will impress. Built in 2012 and cared for by the same owner for the past six years, this home is immaculate inside and out, with no kids or pets ever living here.
The curb appeal starts with an exposed aggregate driveway and attached 24x26 double car garage with 10 ft ceilings, epoxy floors, LED lighting, hot and cold taps, and plenty of included cabinetry â€" a dream set up for storage, hobbies or the perfect man cave.
Step inside and youâ€™re welcomed into a bright main floor with vaulted ceilings, hardwood floors, and a gas fireplace in the living room. The kitchen is timeless with granite counters, a corner pantry, built-in desk, tile flooring, and newer appliances including a fridge (2024) and a brand new stove (2025). Up-down blinds add function, and garden doors lead you to the back dura deck, newly upgraded in 2025 with a liquid rubber coating and glass railings. Complete with a gas line for your BBQ, the deck overlooks the fully fenced yard and beautiful green space and walking trails behind, one of the most beautiful views in Fort McMurray.
The main level offers two bedrooms with immaculate carpet, plus a full bathroom that sits in-between. Up a short flight of stairs, the private and very spacious primary suite awaits

with a walk-in closet and ensuite.
Downstairs, the walk-out basement is bright, spacious and very impressive featuring a legal suite with high ceilings, an abundance of natural light, tile and luxury vinyl plank flooring, and a Napoleon fireplace that adds warmth and style. The kitchen offers a large eat-up island, stainless steel appliances (fridge 6 years old), and plenty of storage. A full bathroom with a jetted tub and in-suite laundry complete the space, making it ideal for rental income or extended family.
Additional features include central A/C, in-floor heat in both the basement and garage, hot water on demand and an HRV system.
Back outside, the yard is a mix of grass and rock landscaping with direct access to the greenbelt behind - the perfect blend of low maintenance and natural beauty.
403 Falcon Drive is move-in ready and offers comfort, function, and income potential all in one. Schedule your private tour today.

Built in 2009

Essential Information

MLS® #	A2261397
Price	$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,705
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	403 Falcon Drive

Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0S3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Parking Pad, Side By Side
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Private, Standard Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	17
Zoning	R1

Listing Details

Listing Office The Agency North Central Alberta

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