



157 Snowy Owl Way Fort McMurray Alberta

\$639,900

LEGAL SUITE! OVERSIZED PIE-SHAPED LOT! RV PARKING! Welcome home to 157 Snowy Owl Way! Located in one of Fort McMurrays best neighborhoods, Eagle Ridge. Living in here is easy within walking distances to 2 great elementary schools and the YMCA daycare, quick access to Highway 63 (less commuting time), access to the popular Birchwood Trails and close proximity to the restaurants and stores at The Commons shopping centre. This open concept floor plan offers a gorgeous main floor basking in natural light from the big windows overlooking the front and backyard. The living room boasts wide plank engineered hardwood and a cozy gas fireplace. The kitchen offers rich cabinets, tiled backsplash, granite countertops and a corner pantry. The spacious dining room is located off the kitchen has access to the powder room and back mud leading to the backyard. On the second level you will find the laundry closet conveniently located just outside the 3 bedrooms and a 4PC bathroom. The master bedroom showcases dual closets and a 5PC ensuite bathroom with dual sinks. The 1 bedroom LEGAL BASEMENT SUITE has an ideal layout and could be used as a rental suite or as an extension to the rest of the house. Offering a large 4th bedroom, tall ceilings, separate entrance, separate laundry, a 4PC bathroom, a family room, plenty of storage room and a beautiful kitchen with white cabinets, butcher block countertops, stainless steel appliances and an eat up bar. The oversized pie-shaped backyard has been well thought out to maximize the space with an OVERSIZED 26' x 24' HEATED GARAGE and large double gate access beside the garage to allow for RV OR BOAT PARKING in the backyard. Also in the backyard you will find a two tiered deck with a privacy wall, pergola, aluminum railing and a gas line run for the BBQ. The wider than average lots on this street allow for more on street parking and a less c...

Bedroom 11.92 Ft x 11.50 Ft

Bedroom 11.00 Ft x 9.33 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 12.75 Ft x 14.00 Ft

Bedroom 10.00 Ft x 13.08 Ft

Kitchen 13.50 Ft x 9.08 Ft

Living room 13.67 Ft x 21.33 Ft

Dining room 12.50 Ft x 11.92 Ft

Kitchen 10.75 Ft x 11.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:
RE/MAX FORT MCMURRAY

<http://www.jadenesellshomes.com>

RE/MAX

RE/MAX Fort McMurray

9919 Biggs Avenue , Fort
McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net

4pc Bathroom .00 Ft x .00 Ft

2pc Bathroom Measurements not available

Family room 13.83 Ft x 14.33 Ft