



## 324 Falcon Drive Fort McMurray Alberta

\$429,900

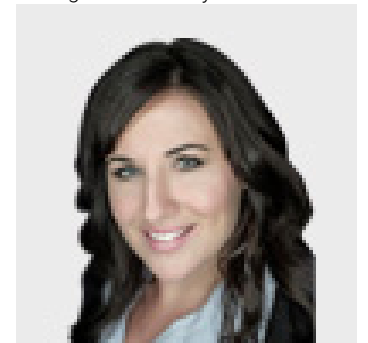
Welcome to this well-maintained 1,565 sq ft home, built in 2011 by Cherrywood Homes, located in the desirable Eagle Ridge community. This property features a fully developed layout, including a 2 bedroom legal basement suite, making it an excellent option for multi-generational living or an investment opportunity. The main floor features a versatile front room that can serve as a home office, additional bedroom, or formal dining area. The open-concept living space is inviting, with a cozy gas fireplace and an abundance of natural light. The kitchen is equipped with ample cabinet space, stainless steel appliances, an eat-up island, and a dining nook with garden doors leading to the back deck, making it perfect for everyday living. A convenient 2-piece powder room is located on this level as well. The 2nd level offers three spacious bedrooms and 2.5 bathrooms. The primary en-suite is a standout feature, complete with double sinks, a separate stand-up shower, a jetted tub, and a large walk-in closet. A Juliette balcony provides a lovely outdoor space for the owners. The legal basement suite has a separate entrance, featuring two bedrooms and one bathroom, ensuring privacy and comfort for tenants or guests. Outside, the large covered front deck is ideal for enjoying the morning sunrise. The backyard provides enough space for a future garage and currently offers parking for at least three vehicles on a gravel parking pad. The home has central AC and a central vac unit with attachments, carpets were just steam cleaned and the home was freshly painted throughout. Located near schools and the Eagle Ridge Commons area, residents will benefit from easy access to a variety of restaurants and amenities. This home combines functionality, comfort, and investment potential. Schedule your private showing today. (id:6769)

Bedroom 9.75 Ft x 10.42 Ft  
Bedroom 9.75 Ft x 10.50 Ft  
4pc Bathroom 10.92 Ft x 4.83 Ft  
5pc Bathroom 9.50 Ft x 11.58 Ft  
Primary Bedroom 16.08 Ft x 11.58 Ft  
4pc Bathroom 7.25 Ft x 4.92 Ft

Kitchen 2.58 Ft x 14.67 Ft  
Living room 12.25 Ft x 14.58 Ft  
Furnace 7.33 Ft x 5.92 Ft  
Dining room 9.08 Ft x 8.17 Ft  
Kitchen 9.08 Ft x 11.00 Ft  
Living room 10.75 Ft x 19.17 Ft

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

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

**RE/MAX**

**RE/MAX Fort McMurray**

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Bedroom 11.00 Ft x 9.92 Ft  
Bedroom 7.33 Ft x 10.92 Ft

Office 10.08 Ft x 9.08 Ft  
2pc Bathroom 6.75 Ft x 5.50 Ft