

**140 Falcon Drive
Fort McMurray, Alberta**

MLS # A2215576



\$599,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,918 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Separate Entrance, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Fridge x2, stove x2, washer x2, dryer x2, all window coverings, garage heater, garage door opener & remote, central vac & attachments (power head as is), all furniture (neg)

Welcome to 140 Falcon Drive ! Tucked away on one of the quietest stretches of Falcon Drive, this beautiful 1,918 sq ft home, built by the highly respected Kydan Homes, offers a peaceful setting that's ideal for family living. If you've been looking for a home where your children can walk to school, explore nearby trails, and grow up in a safe, welcoming neighborhood — this is it. Just steps from the scenic Birchwood Trails and within walking distance to two elementary schools, 140 Falcon Drive delivers unbeatable convenience for busy families. The Commons at Eagle Ridge, offering shopping, dining, and more, is also just minutes away — everything you need is right at your fingertips. Inside, the home offers a warm, functional layout designed with family life in mind. The kitchen is a true showstopper, featuring stylish two-toned cabinets, stainless steel appliances (including a pot filler over the stove), a spacious pantry, and an eat-up bar perfect for casual family meals. The main floor also features a bright front dining room, a versatile flex room (perfect as a toy room, home office, or formal dining), and a handy back mudroom with backyard access and a half-bath — making daily routines easier for everyone. Upstairs, you'll find three spacious bedrooms filled with natural light. The primary suite is a true retreat with two walk-in closets, offering plenty of storage for growing families and a 4PC ensuite bathroom. A 4 PC main bathroom and a conveniently tucked-away laundry room complete this family-friendly upper floor. The fully finished basement offers incredible versatility, featuring a self-contained 1-bedroom suite with its own heating system, kitchen, full bath, and separate laundry — ideal for extended family, guests, or potential rental income. Plus, there is an additional room accessible from upstairs, which can be used as a

guest bedroom or family room, or even as a second bedroom for the suite. Outside, enjoy the quiet mornings on your charming front veranda or host gatherings on the back deck overlooking the low-maintenance fenced backyard. A heated detached garage and adjacent RV parking space add even more practical value to this incredible property. 140 Falcon Drive is more than just a house — it's a place for your family to thrive. Contact me today to arrange a private showing and discover why this home is the perfect fit for your family's next chapter!