

# \$574,888 - 213 Snowy Owl Way, Fort McMurray

MLS® #A2226378

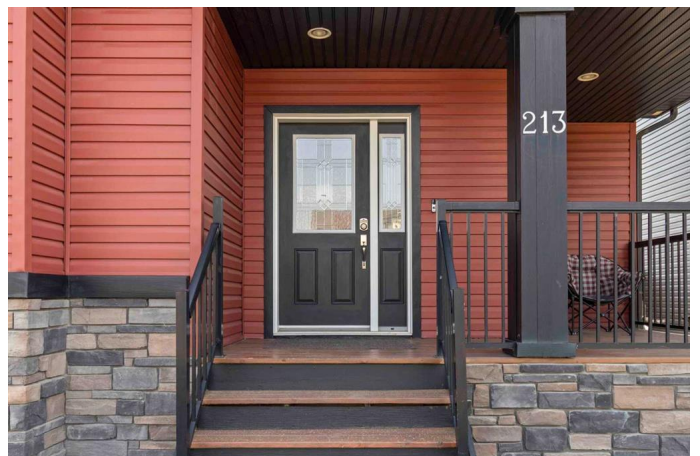
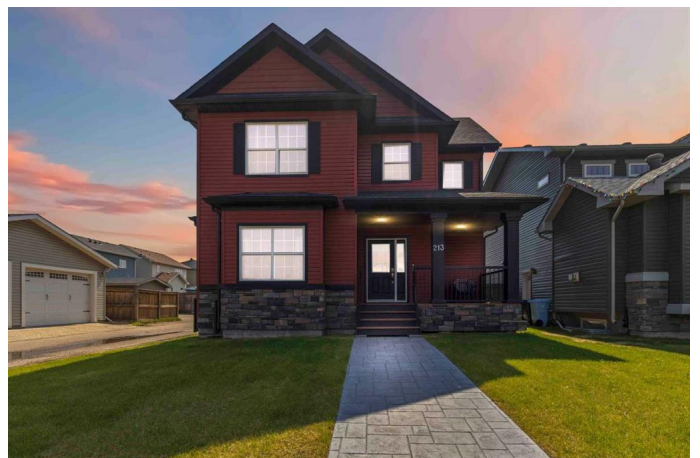
**\$574,888**

4 Bedroom, 4.00 Bathroom, 1,859 sqft

Residential on 0.10 Acres

Eagle Ridge, Fort McMurray, Alberta

Introducing 213 Snowy Owl Way, a Spacious 2-storey in a prime location in Eagle Ridge, where you can watch your children walk to school from your front living room, of this spacious home. Let's name a few of the many stand out features! DETACHED HEATED 24x24 garage, INFLOOR HEAT (in basement and garage), BUILT IN GAS HEATED ABOVE GROUND POOL, over 2700 SQ FT OF LIVING SPACE, SEPARATE ENTRANCE, SUITED BASEMENT, 4 BEDS 4 BATHS, all wrapped up in this charming home that will steal your heart from beginning to end. This quality build by Vis-star Homes begins with stunning curb appeal with a well manicured front and yard that is fully fenced and even has a dog run that your pups can access right from your mud room. This beautiful yard also features a built-in heated above-ground pool that is surrounded by your large deck. In addition, you have a detached heated garage that is fully finished and has a built-in tv, cabinets, and more. Step inside this brilliant layout with 9ft ceilings, a great front foyer covered in tile floors, a large front great room with hardwood floors, and oversized front windows giving this space tons of natural light. The main level continues with a bright kitchen, loads of cabinets, wrap-around island, tiled backsplash, stainless steel appliances, and large corner pantry. In addition, there is a dining room area. To complete this level, you have a 2 pc bathroom and a large rear mudroom with direct access to your yard. The



upper level features 3 generously sized bedrooms & 2 baths, and upper level laundry room. The primary bedroom offers a walk-in closet, 5 pc ensuite with double sinks. The lower level is an excellent mortgage helper with a separate entrance. This lower level is a great space for an additional living area for your family or to create that extra income by renting. It offers a large family room, full kitchen, one bedroom and full bathroom, and even in-suite laundry. In addition, you have in-floor heat on this lower level, keeping this space nice and cozy and warm in the Winter. Additional features of this move-in-ready home include central a/c, new hot water tank in 2024, and no neighbors on one side of the home. The location is very desirable for those wanting quick access to schools, walk trails and shopping and restaurants. Call today for your personal tour.

Built in 2011

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226378    |
| Price          | \$574,888   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,859       |
| Acres          | 0.10        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 213 Snowy Owl Way |
| Subdivision | Eagle Ridge       |

|             |               |
|-------------|---------------|
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9K 0R8       |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Double Garage Detached, Heated Garage |
| # of Garages   | 2                                     |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, See Remarks, Separate Entrance, Soaking Tub, Sump Pump(s), Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Great Room, Mantle   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Private Yard  |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Private, See Remarks, Yard Lights |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 1st, 2025 |
| Days on Market | 17             |
| Zoning         | R1             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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