

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

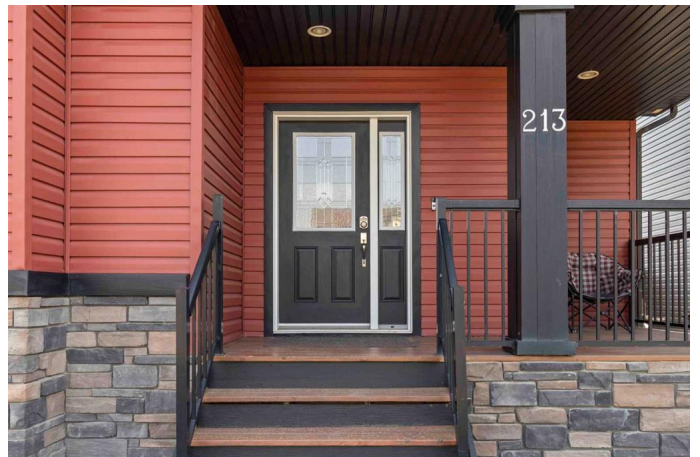
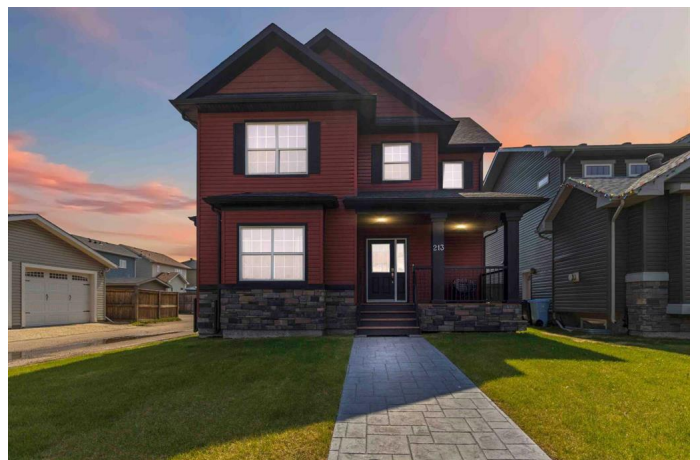
MLS® #A2226378

**\$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	15
Zoning	R1

### Listing Details

Listing Office	COLDWELL BANKER UNITED
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