

# \$579,000 - 193 Snowy Owl Way, Fort McMurray

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MLS® #A2220730

**\$579,000**

6 Bedroom, 4.00 Bathroom, 1,875 sqft

Residential on 0.10 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to this spacious 2-Storey Home with Basement Suite and Brand NEW Garage in Eagle Ridge!

This beautifully maintained 1,875 sq ft two-storey home is located in the heart of family-friendly Eagle Ridge—close to playgrounds, scenic walking trails, two elementary schools, restaurants, and the movie theatre!

This versatile home offers 3 bedrooms upstairs, a main floor office that could easily serve as a fourth bedroom, and a 2-bedroom basement suite with its own separate side entrance. The basement features nearly 1,000 sq ft of comfortable living space, including separate electric heating, a full kitchen, living room, bathroom, laundry, and large bedrooms—perfect for your family or rental income.

The main level features a welcoming kitchen with an eat-up bar, generous dining area, and an oversized rear entryway that offers plenty of room for a future custom-built bench or storage unit. Enjoy your morning coffee on the spacious front porch, or host summer BBQs on the large L-shaped back deck with room to entertain.

One of the standout features of this property is the brand new, 518 sq ft heated double detached garage—built in 2024—offering



both convenience and peace of mind for our Alberta winters.

Whether you're a growing family, multi-generational household, or investor, this home offers comfort, flexibility, and unbeatable value in one of Fort McMurray's most desirable neighbourhoods.

Built in 2011

**Essential Information**

MLS® #	A2220730
Price	\$579,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,875
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	193 Snowy Owl Way
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0R8

**Amenities**

Parking Spaces	3
Parking	Double Garage Detached, Off Street
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Kitchen Island, Laminate Counters, Pantry, Separate Entrance, Storage, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer, Induction Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

## Exterior

Exterior Features	Balcony, Barbecue, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	4
Zoning	R1

## Listing Details

Listing Office	EXP REALTY
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