

\$539,000 - 121 Snowy Owl Way, Fort McMurray

MLS® #A2271866

\$539,000

4 Bedroom, 3.00 Bathroom, 1,979 sqft

Residential on 0.10 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 121 Snowy Owl Way, a home that truly has everything set up for easy, comfortable living. This property has been incredibly well cared for, and it shows the moment you walk in.

With more than 1900 sq ft of finished living area, this home offers plenty of room for everyone. You'll find 4 bedrooms spread across the upper, lower, and basement levels, along with 3 full bathrooms, a bright living room, cozy family room, and a spacious rec room. This home also offers tons of storage, giving you flexibility for organization, hobbies, and everyday living.

The main floor features vaulted ceilings, hardwood and ceramic flooring, and a layout that feels open and welcoming. The primary bedroom includes a walk-through closet and a 4-piece ensuite for added convenience and privacy. The fully developed lower level provides even more comfortable living space, perfect for a games area, movie room, or hangout zone.

Outside, the property continues to shine. The low-maintenance, fully fenced yard is ideal for busy lifestyles, kids, and pets. You'll enjoy pond views from the front of the home, a rare and peaceful feature. Parking is easy with a double garage plus an additional parking pad beside it.



Located on a quiet street and close to everything you need, you are just minutes from The Commons at Eagle Ridge, which offers a cinema, restaurants, retail, and services. Youâ€™re also near Eagle Ridge Community Centre, Walter and Gladys Hill Public School, St. Kateri Catholic School, and excellent childcare options. Walking and biking trails, playgrounds, and great dining spots are all nearby.

Built by Cherrywood, a long-time local Fort McMurray builder, the quality and care in this home are easy to see. If youâ€™re looking for space, storage, comfort, and a great location, this home is ready for you.

Built in 2010

Essential Information

MLS® #	A2271866
Price	\$539,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,979
Acres	0.10
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	121 Snowy Owl Way
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0R5

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Gravel Driveway, Parking Pad
# of Garages	2

Interior

Interior Features	No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 20th, 2025
Zoning	R1

Listing Details

Listing Office	EXP REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.