

# \$539,900 - 116 Waxwing Rise, Fort McMurray

MLS® #A2231572

**\$539,900**

4 Bedroom, 4.00 Bathroom, 1,915 sqft  
Residential on 0.11 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 116 Waxwing Rise, a fantastic family home in the heart of Eagle Ridge—one of Fort McMurray's most desirable neighborhoods. This beautifully maintained property features a bright and open main floor layout, perfect for entertaining or everyday living. The cozy gas fireplace with a stylish feature wall creates a warm, inviting focal point in the living room. Enjoy recent updates including new flooring, fresh paint throughout, and upgraded stove, microwave, washer, and dryer (2023–2024).

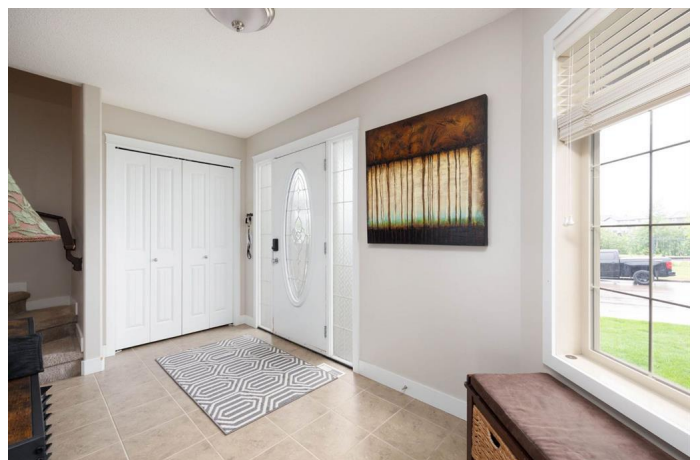
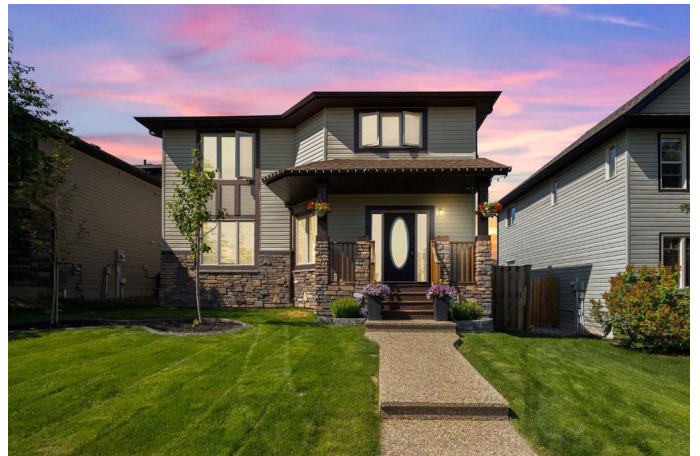
Upstairs you'll find three spacious bedrooms, a full bath, and the convenience of laundry on the second floor—no more hauling clothes up and down stairs! Step outside to a great back deck and a detached garage, ideal for parking or tackling weekend projects.

The fully developed one bedroom basement suite features a separate entrance, its own laundry, a full kitchen, and a spacious bedroom—ideal for guests, extended family, or generating extra rental income.

Whether you're a homeowner looking for a move-in ready space or an investor looking for a smart buy in Eagle Ridge, this one has it all! call today for your personal showing

Built in 2011

## Essential Information



MLS® #	A2231572
Price	\$539,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,915
Acres	0.11
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	116 Waxwing Rise
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	t9k0r5

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Vinyl Windows, Kitchen Island, Pantry, Sump Pump(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Range
Heating	Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Yard, Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	116
Zoning	R1

### **Listing Details**

Listing Office	EXP REALTY
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