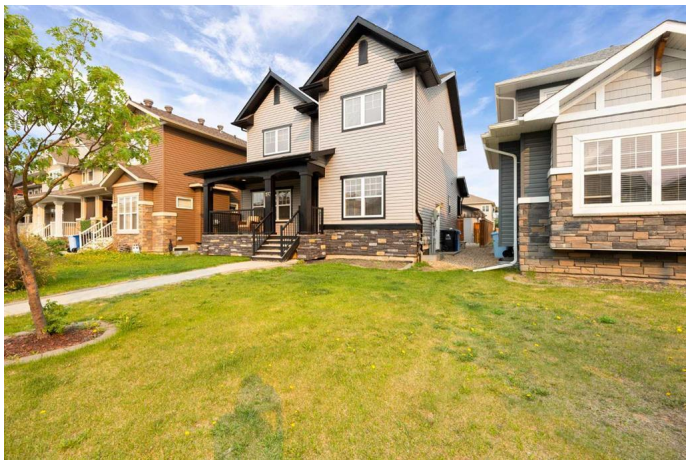
$549,900 - 197 Snowy Owl Way Nw, Fort McMurray

MLS® #A2266016

$549,900

3 Bedroom, 3.00 Bathroom, 1,855 sqft
Residential on 0.10 Acres



Eagle Ridge, Fort McMurray, Alberta

Welcome home! This Vis-star home is a gem and is perfect for a grown family or a family just starting out. Pride of ownership shines through with the original owners keeping the home in immaculate shape! Freshly painted in a neutral colour, makes it turn-key and ready to move in! The sellers will miss the office off the main entrance with a window overlooking the front street, the large foyer, the morning sun on the back deck, and the afternoon sun on the front covered porch! The natural light that fills the living room, dining room, and kitchen make the main floor a great place to hang out, watch a movie, and enjoy the natural gas fireplace throughout the fall/winter months! Upstairs, you'll find the laundry room, three bedrooms, one with a walk-in closet, a second bedroom and the primary bedroom with an ensuite, stand-alone shower, jetted tub, natural light, and a walk-in closet! The basement has roughed-in plumbing and awaits your ideas, the potential is there to make it what your family needs. The double-heated garage and parking pad with electrical outlet have room combined for 3 cars to park, with back lane access. The fully fenced yard, with gates to both the back lane and to the front yard, keeps pets and children in the yard with no worry of them getting out. The backyard deck has a gas hook-up for your BBQing needs. The foyer has plenty of room and the front main door closet has a bonus light switch for outdoor lights! Location, location. location, walking distance to schools, Tim Horton's or

Starbucks for coffee, EVP for dinner, and so much more! Work at site.... north of Fort McMurray, it's a quick 2-minute drive to Confederation and onto the highway! Time to book your showing and make this your new home!

Built in 2011

Essential Information

MLS® #	A2266016
Price	$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,855
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	197 Snowy Owl Way Nw
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0S1

Amenities

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

Interior

Interior Features	Central Vacuum, Jetted Tub, Kitchen Island, Separate Entrance

Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile, Blower Fan, Glass Doors
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	October 22nd, 2025
Days on Market	15
Zoning	R1

Listing Details

Listing Office	RE/MAX Connect

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