

\$574,900 - 116 Waxwing Rise, Fort McMurray

MLS® #A2231572

\$574,900

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).

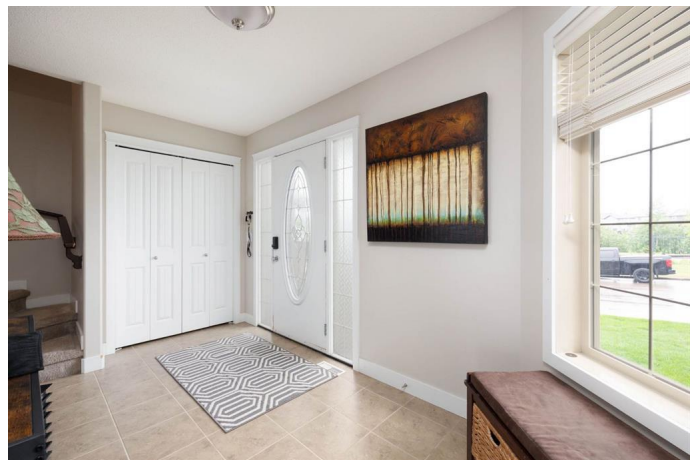
Upstairs you'll find three spacious bedrooms, a full bath, and the convenience of laundry on the second floor—no more hauling clothes up and down stairs! Step outside to a great back deck and a detached garage, ideal for parking or tackling weekend projects.

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	\$574,900
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	Kitchen Island, Pantry, Sump Pump(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings
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 Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 16th, 2025
Days on Market	1
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.