

\$459,900 - 256 Swallow Way, Fort McMurray

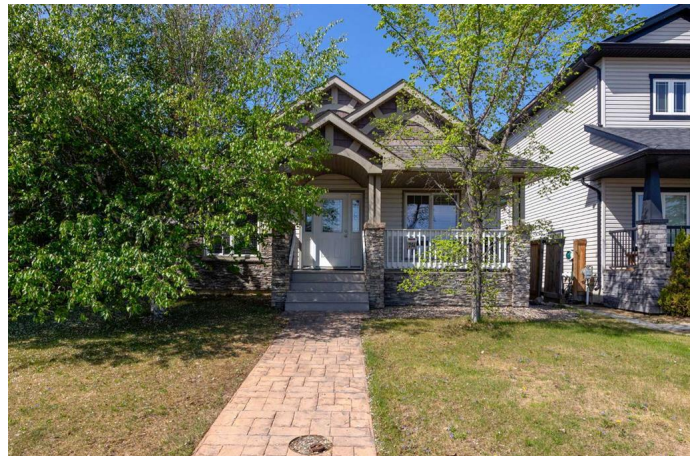
MLS® #A2224767

\$459,900

6 Bedroom, 3.00 Bathroom, 1,591 sqft
Residential on 0.10 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 256 Swallow Way, a meticulously maintained 1,591 sq ft bungalow in the tranquil neighbourhood of Eagle Ridge. Perfectly situated across from a serene pond, this home offers a peaceful setting while being conveniently close to parks, schools, walking trails, and a variety of amenities. Boasting six spacious bedrooms and three full bathrooms, this property is perfect for growing families. The main floor features gleaming hardwood floors and an open concept kitchen complete with a raised breakfast bar, corner pantry, and stainless steel appliances. The generously sized primary bedroom offers a spa-like 5-piece ensuite with a double vanity, jetted tub, and a large walk-in closet, along with private access to the deck—an ideal spot to relax. There are two additional sizeable bedrooms on this floor as well as a 4-piece main bath and a laundry room for your convenience. The fully developed basement, with its own separate entrance, provides exceptional potential for future plans or guest accommodations. It includes high ceilings, a kitchenette, three additional bedrooms, a full bathroom, and separate laundry facilities. At the back of the property, you'll find a crushed gravel parking pad, providing ample parking space. This thoughtfully designed home combines elegance and functionality at a price you cannot beat! Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.



Built in 2008

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2224767 |
| Price | \$459,900 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,591 |
| Acres | 0.10 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 256 Swallow Way |
| Subdivision | Eagle Ridge |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 0K9 |

Amenities

| | |
|----------------|-----------------------|
| Parking Spaces | 3 |
| Parking | Driveway, Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Double Vanity, Jetted Tub, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Tile |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Few Trees, Front Yard, Standard Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 27th, 2025 |
| Days on Market | 21 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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