



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



Main Photo

Property Description

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 you personal showing

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