

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

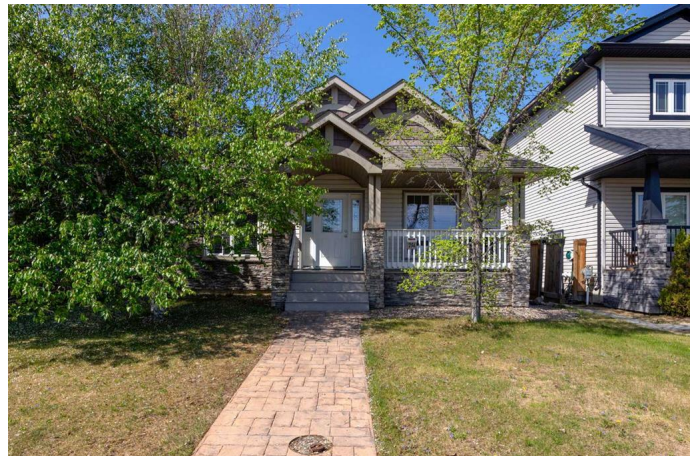
MLS® #A2224767

**\$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	23
Zoning	R1

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.