

# \$525,000 - 140 Warbler Avenue, Fort McMurray

MLS® #A2217987

**\$525,000**

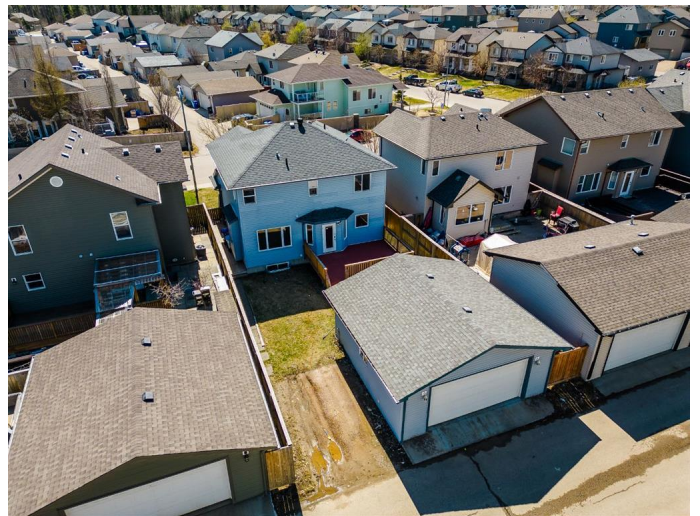
6 Bedroom, 4.00 Bathroom, 1,871 sqft  
Residential on 0.11 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 140 Warbler Avenue: Freshly painted and featuring brand-new luxury vinyl plank flooring throughout (2025), this spacious two-storey home is just as beautiful inside as it is from the curb. Offering six bedrooms—including one on the main level next to a full three-piece bathroom—a separate entry basement with a kitchenette and two bedrooms, plus a detached garage with an additional parking stall next to it, this move-in-ready property checks off every box in a coveted Eagle Ridge location.

The charming front porch stretches the entire width of the home, offering wonderful curb appeal and a peaceful space to relax, with scenic walking paths and a tranquil storm pond just steps away. Inside, an open staircase greets you at the centre of the home, dividing the front bedroom and main-level bathroom from the heart of the living space. That front bedroom offers flexibility and could easily function as a home office, sitting room, or playroom, depending on your needs.

At the rear of the home, the open-concept main living area blends comfort and functionality with a well-appointed kitchen featuring an island, corner pantry, stainless steel appliances—including a brand-new dishwasher (2024)—and ample counter space. The adjacent dining room is perfectly placed to host gatherings, while built-in cabinetry and a gas fireplace in the living room



bring warmth and character to the space.

Upstairs, the thoughtful layout continues with new laundry machines (2023) conveniently located at the top of the stairs. Two bedrooms connected by a Jack-and-Jill style four-piece bathroom sit at one end of the level, with a cozy nook at the end of the hallway thatâ€™s ideal for a desk or reading bench. On the opposite side, the spacious primary retreat offers a large walk-in closet and an ensuite bathroom complete with a glass shower and relaxing soaker tub. The new luxury vinyl plank floors and fresh paint flow seamlessly throughout the upper level for a bright and cohesive finish.

The separate entry basement opens into a fully furnished illegal suite, complete with a large open living area, kitchenette, appliances, and two generously sized bedrooms, along with a full bathroom. This versatile space is ideal for extended family, multi-generational living, or added income potential.

The double detached garage offers secure parking for two vehicles or room to store toys and equipment, while the additional stall beside it is a rare and valuable bonus, ensuring you'll always have parking without competing for space on the street.

With immediate possession available and so much to love inside and out, this Eagle Ridge beauty is ready to welcome its next owner. Schedule your private tour today.

Built in 2008

**Essential Information**

MLS® #	A2217987
Price	\$525,000
Bedrooms	6

Bathrooms	4.00
Full Baths	4
Square Footage	1,871
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	140 Warbler Avenue
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0A2

### Amenities

Parking Spaces	3
Parking	Parking Pad, Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Rear Drive
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Vinyl Windows, Laminate Counters, No Smoking Home
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Stove(s)
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Interior Lot, Private, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	80
Zoning	R1

**Listing Details**

Listing Office	The Agency North Central Alberta
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