



THE
A-TEAM

**RE/MAX
FIRST**

300 SPARROW HAWK Drive #9, Fort McMurray T9K 1A2

MLS®#: **A2105237**

Area: **Eagle Ridge**

Listing Date: **01/30/24**

List Price: **\$419,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2012**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,614**
Low Sqft:
Ttl Sqft: **1,614**

DOM

109

Layout

Beds: **5 (3 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Lane,Low Maintenance Landscape

Double Garage Detached,Garage Door Opener,Garage Faces Rear,On Street,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Mixed,Vinyl Siding**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Washer/Dryer**
Int Feat: **Closet Organizers,Kitchen Island,No Smoking Home,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 4`7"
Kitchen	Main	16`8" x 10`7"
4pc Bathroom	Second	8`1" x 4`10"
Bedroom	Second	10`3" x 12`1"
Bedroom - Primary	Second	15`2" x 12`9"
3pc Ensuite bath	Lower	6`3" x 6`0"
Bedroom	Lower	15`9" x 11`5"

Room	Level	Dimensions
Dining Room	Main	14`7" x 9`11"
Living Room	Main	16`4" x 15`10"
4pc Ensuite bath	Second	9`3" x 8`11"
Bedroom	Second	10`7" x 12`0"
3pc Ensuite bath	Lower	6`3" x 6`3"
Bedroom	Lower	20`8" x 10`5"
Furnace/Utility Room	Lower	4`9" x 8`6"

Condo Fee:
\$591

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **1221539**

Remarks

Pub Rmks: **Welcome to 9-300 Sparrow Hawk Drive: The simplicity and coziness of this townhouse is emphasized by the large rooms and oversized windows which capture as much light and airflow as possible. As you enter on the main level, you'll find the bright living room with a beautiful large electric fireplace feature wall. The space is appointed with updated vinyl plank flooring and 9 foot ceilings that flows nicely through the arches to the kitchen. The spacious eat-in kitchen offers a large island with new sink, a plethora of cabinetry and countertop space, and stainless steel appliances. The dining area is highlighted by an oversized window with a custom wood surround feature wall that can be found throughout the home. At the back you will find access to the low maintenance back yard and a detached double garage. Additional parking is found behind the garage with a paved parking pad offering additional parking for two more vehicles. A few steps down from the kitchen is a powder room adorned with the same custom wood feature wall. Continue down to the fully developed lower level with another custom wall feature that welcomes you to two more large bedrooms each with walk-in closets, updated vinyl plank flooring, and large windows inviting in natural light. Both bedrooms feature ensuite bathrooms with modern updates including tiled mosaic backsplashes and updated vanities, offering convenience and comfort. Laundry facilities are conveniently located on this level as well. The top level is host to three bedrooms with the same vinyl plank found throughout. Two generous sized rooms with a shared four-piece bathroom is separated from the primary by the conveniently located laundry. The primary retreat was designed to have a king sized bed and is completed by a large walk-in closet and four-piece bathroom. All bathrooms have a tiled mosaic backsplash and plenty of storage. This immaculate home offers turnkey living in the desirable Eagle Ridge community, with easy access to schools, green spaces, parks, pathways, and the conveniences of the Eagle Ridge Commons. Condo fees cover essential services such as sewer, water, garbage and snow removal, exterior insurance, and professional management, providing worry-free living. Don't miss out on the opportunity to make this your new home—schedule a tour today!**

Inclusions: **SS FRIDGE, SS STOVE, SS OTR MICROWAVE, SS DISHWASHER, GARAGE OPENER + REMOTE, CENTRAL AIR**

Property Listed By: **The Agency North Central Alberta**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800













