



THE
A-TEAM

**RE/MAX
FIRST**

300 SPARROW HAWK Drive #6, Fort McMurray T9K0Y6

MLS® #: **A2107063**

Area: **Eagle Ridge**

Listing Date: **02/09/24**

List Price: **\$429,500**

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: **3,531 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,580**
Low Sqft:
Ttl Sqft: **1,580**

DOM

99

Layout

Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot,Level**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Other**

Construction:
Vinyl Siding,Wood Frame
Flooring:
Carpet,Laminate,Tile
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Washer/Dryer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	2`8" x 6`10"
Kitchen	Main	16`8" x 10`6"
Mud Room	Main	6`1" x 10`9"
4pc Ensuite bath	Upper	4`11" x 10`10"
Bedroom - Primary	Upper	15`6" x 10`11"
3pc Bathroom	Basement	5`11" x 6`2"
Kitchen	Basement	8`7" x 10`4"
Furnace/Utility Room	Basement	4`10" x 8`5"

Room	Level	Dimensions
Dining Room	Main	14`3" x 9`11"
Living Room	Main	16`7" x 13`11"
4pc Ensuite bath	Upper	9`3" x 9`1"
Bedroom	Upper	15`3" x 10`11"
Walk-In Closet	Upper	8`8" x 6`2"
Bedroom	Basement	14`4" x 9`6"
Game Room	Basement	20`1" x 14`10"

Legal/Tax/Financial

Condo Fee:
\$589

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **1221539**

Remarks

Pub Rmks:

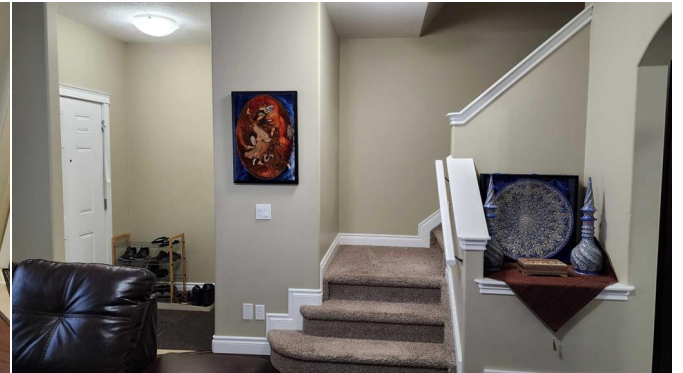
Welcome Home! Step into the comfort of this fully developed two-story Executive townhouse, complete with a 21.1x20.10 detached heated double garage and a fully finished basement with a separate entrance. Positioned conveniently across from two elementary schools and adjacent to a green space, pond, and scenic walking trail, this residence offers a prime location for families. Relax in the bright and airy living room boasting laminate flooring and a cozy fireplace while keeping an eye on your little ones as they make their way to school. The well-appointed kitchen boasts ample cabinetry, a sizable island with a breakfast bar, and stainless steel appliances with a GAS Stove. Additionally, the main level features a dining nook with ceramic tiles floor and direct access to the fully fenced yard. Upstairs, discover a laundry room, and 2 generous-sized bedrooms, both with ensuite full bathrooms. The primary bedroom offers ample space for a king-size bed and a walking closet. Laundry at this level with a decent-sized closet helps stay organized. The fully finished BASEMENT, complete with a separate entrance and in-law suite, presents an ideal space for accommodating a live-in caregiver or generating rental income. The basement Kitchen design is consistent with the upstairs kitchen and is equipped with stainless steel appliances, a built-in microwave and oven, and a cooktop. With the living room, bedroom with ensuite, and sizable basement windows, this lower level is both functional and inviting. The basement has a separate laundry. At the rear of the property, you'll discover access to a low-maintenance backyard and a detached double-heated garage. Extra parking space is located behind the garage, featuring a paved parking pad spacious enough to accommodate two vehicles. Welcome home to this well-appointed and conveniently located residence.

Inclusions:
Property Listed By:

All the furniture (Bedrooms, Dining, Living) is negotiable.
EXP REALTY

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

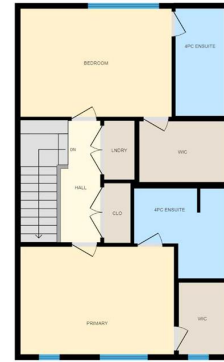




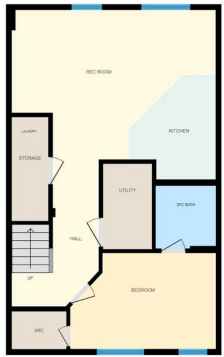




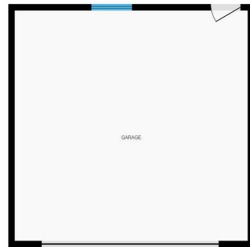
28'0"



28'10"



23'0"



23'0"