



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**208 SPARROW HAWK Drive #16, Fort McMurray T9K 0Y8**

MLS® #: **A2116051**

Area: **Eagle Ridge**

Listing Date: **03/20/24**

List Price: **\$494,900**

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: **1,660**  
Low Sqft:  
Ttl Sqft: **1,660**

DOM

**60**

Layout

Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey,Side by Side**

Parking

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

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Greenbelt,Landscaped,Level,Street Lighting**  
Park Feat: **Aggregate,Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Playground**

Construction: **Mixed,Stone,Vinyl Siding**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Soaking Tub,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>15`3" x 17`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 10`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 7`8"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`1" x 8`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>17`3" x 13`2"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`9" x 10`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>14`6" x 13`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`1" x 12`4"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>10`8" x 5`5"</b>	<b>Game Room</b>	<b>Lower</b>	<b>16`8" x 10`9"</b>
<b>Kitchenette</b>	<b>Lower</b>	<b>10`1" x 8`9"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>10`4" x 12`5"</b>

4pc Bathroom	Lower	7`2" x 8`5"	Laundry Legal/Tax/Financial	Lower	10`4" x 9`7"
Condo Fee: \$551		Title: Fee Simple Fee Freq: Monthly		Zoning: R3	
Legal Desc:	1223389	Remarks			
Pub Rmks:	<p>Prestigious end unit townhome built by BlackSpruce welcome to The Lincolns; unit 16-208 Sparrow Hawk! This property offers gorgeous river valley views + backing on the green space with close walking proximity to the Birchwood Trail System. Only 18 units in the complex located in your own cu1 de sac. Contemporary design, with all the upgrades! Spacious entryway with a large closet &amp; 1.2 bathroom leads you into the open floor plan offering over 1600+ sqft of living space. Absolute dream kitchen; ample counter space, dark cabinetry, with granite counters, &amp; oversized subway tile backsplash. + Stainless steel appliances; a couple upgrades to note is the natural gas range &amp; beverage fridge! The eat up island offers seating, storage &amp; you have a built-in microwave. Hardwood flooring spans throughout the kitchen, dining area &amp; living room. Your living room features a natural gas fireplace, with custom shelving on each end &amp; great windows, leaving the space feeling bright &amp; airy. You have a single French door that leads to your rear covered deck complete with natural gas bbq hook up &amp; Duradek finished deck. Heading upstairs is a wide staircase open to below. Upstairs laundry closet with storage shelves. The primary bedroom is 17 x 13 featuring a large walk-in closet; the spa like 5 piece ensuite with large double vanity complete with granite counter, open storage, separate stand-up tile shower &amp; jetted tub again finished with tile surround. There are 2 additional great size bedrooms on this upper level &amp; your second bathroom for the level. The walkout basement is bright; with access to your lower patio. You have a living room + wet bar complete with fridge &amp; dishwasher. Also another 4 piece bathroom + the 4th bedroom of the house. Separate set of laundry + storage closet. To keep you cozy the basement also is equipped with in-floor heat! You also have an attached 20 x 20 heated garage with shelving + a concrete driveway with room for 2+ vehicles. Your back yard is fenced with chain link &amp; comes with a gate to access the green space. This location offers walk-ins distance to schools &amp; the newest commercial development in Fort McMurray The Commons at Eagle Ridge. Call to view today!</p>				
Inclusions:	Fridge, Gas Range, Dishwasher, Microwave, Beverage Fridge, Living room tv mtg bracket, Window coverings, Washer & Dryer, Garage Heater, Garage Overhead door opener + remove, Wood Shelving in the garage, Air Conditioner, Central Vac + Attachments, Front door Key, Basement: Fridge, Dishwasher + Washer & Dryer.				
Property Listed By:	COLDWELL BANKER UNITED				

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





















