



THE
A-TEAM

**RE/MAX
FIRST**

300 SPARROW HAWK Drive #11, Fort McMurray T9K 0Y6

MLS®#: **A2122403**

Area: **Eagle Ridge**

Listing Date: **04/12/24**

List Price: **\$399,900**

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: **1,474**
Low Sqft:
Ttl Sqft: **1,474**

DOM

34

Layout

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

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard**
Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Shingle**
Heating: **Floor Furnace,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **See Remarks**
Int Feat: **Closet Organizers,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	15`3" x 12`11"
4pc Ensuite bath	Second	
Living Room	Main	16`6" x 15`10"
Dining Room	Main	14`9" x 8`10"
Bedroom	Basement	14`7" x 11`4"
Family Room	Basement	12`0" x 14`5"

Room	Level	Dimensions
Bedroom	Second	15`2" x 10`11"
4pc Ensuite bath	Second	
Kitchen	Main	14`9" x 11`7"
2pc Bathroom	Main	
4pc Ensuite bath	Basement	
Other	Basement	8`9" x 11`7"

Legal/Tax/Financial

Condo Fee:
\$589

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **1221539**

Remarks

Pub Rmks: **Welcome Home! Located in the heart of Eagle Ridge, this stunning 2 story townhouse is waiting for your! The front of the home welcomes you with a covered veranda to enjoy your morning coffee. Inside, the entrance leads to the spacious living room with hardwood and gas fire place. The kitchen boasts tons of storage with ceramic tile flooring and stainless steel appliances, overlooking the bright dining area with room for a large dining table. Also located on this level is a 2 piece bathroom. Upstairs, the over sized primary bedroom has a 4 piece en-suite and large walk-in closet. Down the hall is bedroom 2 with a 4 piece en-suite and it's own walk-in closet! In the hallway you will find the laundry room. The basement features a family room with wet-bar, perfect for entertaining and a 3rd bedroom with 4 piece en-suite. The backyard is fully fenced and leads to the double heated garage with parking for 2 inside and another 2 outside! Property is sold "as is, where is"**

Inclusions:
Property Listed By: **SELLER DIRECT NORTHERN HOMES REALTY**

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







