



THE
A-TEAM

**RE/MAX
FIRST**

300 SPARROW HAWK Drive #1, Fort McMurray T9K 0L3

MLS® #: **A2124284**

Area: **Eagle Ridge**

Listing Date: **04/18/24**

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

Status: **Active**

County: **Wood Buffalo**

Change: **-\$14k, 21-Jul**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Fort McMurray

Year Built:

2012

Lot Information

Finished Floor Area

Lot Sz Ar:

5,022 sqft

Lot Shape:

Abv Sqft:

1,647

Low Sqft:

Ttl Sqft:

1,647

DOM

217

Layout

Beds:

4 (2 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Corner Lot,See Remarks

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Playground,Private Yard**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer

Int Feat:

See Remarks,Walk-In Closet(s)

Utilities:

Room Information

Room

Living Room

Kitchen

Bedroom - Primary

4pc Ensuite bath

Game Room

Level

Main

Main

Upper

Upper

Basement

Dimensions

18`5" x 15`9"

14`9" x 9`1"

14`1" x 14`5"

9`1" x 10`11"

22`1" x 25`2"

Room

Dining Room

2pc Bathroom

Bedroom

4pc Ensuite bath

Bedroom

Level

Main

Main

Upper

Upper

Basement

Dimensions

18`4" x 12`0"

5`8" x 4`7"

11`4" x 12`2"

8`3" x 10`8"

11`11" x 9`11"

**Bedroom
Furnace/Utility Room**

**Basement
Basement**

**7' 10" x 9' 11"
9' 1" x 6' 7"**

3pc Bathroom

Basement

9' 4" x 5' 6"

Legal/Tax/Financial

Condo Fee:
\$530

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc:

1221539

Remarks

Pub Rmks:

Stunning end unit townhome with spacious open concept living. Quality details in over 2000 sq ft living space nestled in Eagle Ridge nearby schools, restaurants, recreational activities, shops as well as access to walking trails, ponds and paths. The main level is filled with natural light streaming through wrap-around front windows in the spacious living room with gas fireplace & hardwood floors. Dark cabinets surround the kitchen near the large dining area. Upper level includes two primary bedrooms each with their own walk in closets & ensuites, soaker tubs & separate stand up showers. In the basement you'll find a cozy family room with large windows to allow natural light, as well as a wet bar, dining and space for a desk area. The basement also includes two bedrooms & a full bathroom. This home is complete with a private backyard, air conditioning and a double detached garage with back alley access.

Inclusions:
Property Listed By:

**Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, A/C, Existing Blinds, Stand-up Deep Freeze, Garage Door Opener/Remote.
COLDWELL BANKER UNITED**

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













