



THE
A-TEAM

**RE/MAX
FIRST**

300 SPARROW HAWK Drive #19, Fort McMurray T9K 0Y6

MLS®#: **A2149575** Area: **Eagle Ridge** Listing Date: **07/19/24** List Price: **\$479,900**
 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: **3,959 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,643**
 Low Sqft:
 Ttl Sqft: **1,643**

DOM

59
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot**
 Park Feat: **Alley Access,Concrete Driveway,Double Garage Detached,Driveway,Garage Faces Rear,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Kitchen Island,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	2`7" x 7`1"
Kitchen	Main	16`11" x 10`3"
4pc Bathroom	Second	8`3" x 5`0"
Bedroom	Second	10`3" x 12`2"
Bedroom - Primary	Second	15`5" x 13`0"
Bedroom	Basement	14`2" x 11`8"
Furnace/Utility Room	Basement	5`0" x 8`2"

Room	Level	Dimensions
Dining Room	Main	14`7" x 10`3"
Living Room	Main	16`10" x 15`11"
4pc Ensuite bath	Second	9`4" x 9`0"
Bedroom	Second	10`9" x 12`0"
3pc Ensuite bath	Basement	6`2" x 6`2"
Game Room	Basement	20`6" x 17`4"

Condo Fee:
\$530

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **1221539**

Remarks

Pub Rmks: **Welcome to 19-300 Sparrow Hawk Drive: This beautiful End Unit Townhouse has a Double Detached Garage and Parking Pad for 2, an Impressive Professionally Landscaped Fully Fenced Backyard AND a Separate Entry Basement with High Ceilings, Large Windows and a Wet Bar all located directly across from the elementary schools in Eagle Ridge! The main floor is perfectly laid out with a spacious front entry that leads into the living room with large front windows and a fireplace feature wall that separates the kitchen from the main living space just slightly so you can entertain in each space without being too far apart. The eat in kitchen has a large island, an abundance of cabinets, a big pantry and stainless steel appliances all in immaculate condition. The second floor of the home offers a private setting for 3 bedrooms including an oversized primary retreat with a walk in closet and 3 pc ensuite bathroom, along with another 4pc bathroom in the hall and upstairs laundry for your convenience. The carpets are plush and the closets are all big allowing for plenty of storage space. The lower level of the home offers additional living space with a separate entrance for rental income potential or great for multiple generations living under one roof. The high ceilings and large windows allow for plenty of natural light, with a very spacious family room complete with a wet bar and full size fridge, and the basement bedroom has its own walk in closet and ensuite bathroom. The carpet in the basement is also in immaculate condition and gives the space a warm feel. The sunny backyard is where you'll spend most of your time this summer, with high end artificial grass for low maintenance living, a concrete pad for your bbq and table, a water feature next to the gate for direct access to the visitor parking and schools, and then your large double car garage with a New Garage Heater to keep your vehicles warm through the winter months! If it gets too hot outside then head back inside where the Central A/C will cool you off. Located only steps to schools, restaurants, shopping and trails - this is the perfect home for anyone! Schedule a tour today!**

Inclusions: **N/A**
 Property Listed By: **The Agency North Central Alberta**

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