



THE
A-TEAM

**RE/MAX
FIRST**

113 SPARROW HAWK Drive, Fort McMurray T9K 0L4

MLS®#: **A2153351**

Area: **Eagle Ridge**

Listing Date: **07/29/24**

List Price: **\$484,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$3k, 22-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2008**

Finished Floor Area
Abv Sqft: **1,641**

Lot Information

Lot Sz Ar: **4,734 sqft**
Lot Shape:

Low Sqft:
Ttl Sqft: **1,641**

DOM

145
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**
Park Feat: **Off Street,Parking Pad,Single Garage Detached**

Parking

Ttl Park: **3**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat:
Utilities: **See Remarks**

Room Information

Room	Level	Dimensions
Living Room	Main	13`6" x 15`1"
Kitchen	Main	11`3" x 12`2"
Laundry	Main	5`2" x 5`9"
Bedroom	Second	10`11" x 12`3"
5pc Bathroom	Second	9`0" x 14`11"
3pc Bathroom	Basement	4`11" x 7`7"
Mud Room	Main	5`6" x 7`1"

Room	Level	Dimensions
Dining Room	Main	13`7" x 12`7"
3pc Bathroom	Main	5`7" x 9`8"
Bedroom - Primary	Second	14`8" x 12`2"
Bedroom	Second	12`8" x 12`3"
Bedroom	Basement	13`0" x 14`6"
Family Room	Basement	10`7" x 29`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0726427

Remarks

Pub Rmks: **This beautiful move-in ready home is just waiting for you! This amazing property boasts exceptional curb appeal with a unique brick front and is located Eagle Ridge. Great features of this home are a very spacious, bright living room, a formal dining area making it perfect for entertaining. The kitchen has beautiful cabinetry, stunning backsplash, lots of countertop space, a gas stovetop, built-in oven and microwave. The main level also includes a 3pc bathroom, laundry room and a spacious back entrance with a brand new closet organizer/insert with tons of storage. Upstairs, you'll find three great-sized bedrooms, a large bathroom with a separate shower, double sinks, and a Jacuzzi tub. The basement offers additional entertainment/recreational space, as well as a massive bedroom, 3pc bathroom, and an office/gaming area. The fully fenced-in yard features a large concrete patio and plenty of grass area and outdoor space for get togethers and summertime fun. Additionally, there is a oversized single heated car garage with a workbench and two additional parking spots on a concrete drive way. Enjoy the central AC on these hot summer days and the electric fireplace in the basement on the cold rainy nights. It is within walking distance to Tim Hortons, Landmark Cinemas, East Village Pub, & other amenities, 2 great schools, playgrounds, walking trails, ponds and bus stops. Eagle Ridge is a fantastic place to live, play, and raise a family. This home is priced well and is sure to sell quickly. Call today to see this stunning home!**

Inclusions:
Property Listed By: **n/a**
ROYAL LEPAGE BENCHMARK

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









