



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: **\$499,900**  
 Status: **Pending**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**      Finished Floor Area  
 Year Built: **2008**      Abv Sqft: **1,641**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **4,734 sqft**      Ttl Sqft: **1,641**  
 Lot Shape:

DOM

**51**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Mixed**  
 Heating: **Forced Air**      Flooring: **Carpet,Laminate,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      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: **See Remarks**  
 Utilities:

Room Information

| Room         | Level    | Dimensions     | Room              | Level    | Dimensions     |
|--------------|----------|----------------|-------------------|----------|----------------|
| Living Room  | Main     | 13`6" x 15`1"  | Dining Room       | Main     | 13`7" x 12`7"  |
| Kitchen      | Main     | 11`3" x 12`2"  | 3pc Bathroom      | Main     | 5`7" x 9`8"    |
| Laundry      | Main     | 5`2" x 5`9"    | Bedroom - Primary | Second   | 14`8" x 12`2"  |
| Bedroom      | Second   | 10`11" x 12`3" | Bedroom           | Second   | 12`8" x 12`3"  |
| 5pc Bathroom | Second   | 9`0" x 14`11"  | Bedroom           | Basement | 13`0" x 14`6"  |
| 3pc Bathroom | Basement | 4`11" x 7`7"   | Family Room       | Basement | 10`7" x 29`11" |
| Mud Room     | Main     | 5`6" x 7`1"    |                   |          |                |

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**

















