



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**300 SPARROW HAWK Drive #18, Fort McMurray T9K 0Y6**

MLS®#: **A2156615**

Area: **Eagle Ridge**

Listing Date: **09/09/24**

List Price: **\$419,900**

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**

Finished Floor Area  
Abv Sqft: **1,577**  
Low Sqft:  
Ttl Sqft: **1,577**

DOM

**10**  
Layout  
Beds: **5 (3 2 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat:

Park Feat:

**Dog Run Fenced In,Low Maintenance Landscape,Landscaped  
Additional Parking,Alley Access,Assigned,Concrete Driveway,Double Garage Detached,Driveway,Garage Door Opener,Garage Faces Rear,Heated Garage,Off Street,Parking Pad,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Kitchen Island,Separate Entrance,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`4" x 13`11"</b>
<b>Dinette</b>	<b>Main</b>	<b>14`5" x 8`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`7" x 11`10"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`0" x 4`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`5" x 9`6"</b>
<b>3pc Ensuite bath</b>	<b>Basement</b>	<b>5`8" x 6`2"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>9`3" x 9`1"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`8" x 11`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>2`7" x 7`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`2" x 12`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`5" x 10`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>19`11" x 11`0"</b>
<b>3pc Ensuite bath</b>	<b>Basement</b>	<b>5`8" x 7`5"</b>

Legal/Tax/Financial

Condo Fee:  
**\$530**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

Legal Desc: **1221539**

Remarks

Pub Rmks:

**Welcome to this immaculate 1,577 sq ft end-unit townhome, perfectly situated in the sought-after Eagle Ridge community. This residence stands out with its exceptional design and extensive upgrades, presenting a home that truly feels as though it could be featured in a magazine. Upon entering, you will appreciate the thoughtfully designed layout and high-quality finishes throughout. The main floor features dark engineered hardwood and a spacious living room with an elegant electric fireplace, designer light fixtures, custom blinds, and curtains. The living room is separated from the kitchen but flows seamlessly into the conveniently appointed space. Charcoal shaker cabinets featuring interior pull out drawers offer excellent storage, and ample counter space with an eat up island and large dining nook contribute to a highly functional space. A 2-piece powder room and a separate entrance through the back porch to the basement suite finish the main floor. The upper level of the home is dedicated to comfort and usability. It includes three bedrooms and two bathrooms and a laundry room with added shelving and cupboards. The primary bedroom is a private retreat with a large 4-piece en-suite and walk-in closet. The professionally developed basement adds significant value, featuring two separate units, each equipped with its own kitchenette, walk-in closet, and 3-piece en-suite and shared laundry facilities. For added convenience, the property includes a separate entrance through the backyard (a unique feature most units do not have), ensuring easy access for suite occupants without entering through the garage. The spacious and heated double garage, measuring 21'2" x 20'11" provides ample room for your vehicles and additional storage. A driveway in front of the garage accommodates two vehicles side-by-side. Additional features of this home include central air conditioning, a water softener, heated floors in the basement, hot water on demand, and a central vacuum system and a gas BBQ hook up. The condo fee has recently been reduced to \$530 and covers water, garbage removal, ground maintenance, snow removal, exterior insurance, and professional management. Located within walking distance to two elementary schools and the Eagle Ridge Commons, residents will enjoy easy access to a variety of entertainment options, restaurants, and amenities. This townhome offers a blend of luxury, convenience, and practicality, making it a standout choice in the Eagle Ridge area. Don't miss the opportunity to make this stunning property your new home. Reach out today to schedule a viewing.**

Inclusions:

**SS Fridge, stove, OTR microwave, dishwasher, all curtain rods, window coverings & custom blinds, all light fixtures, ceiling fan w/remote in primary, 2 tv mounts, shelving & cabinets in upstairs laundry area, washer & dryer, wall mounted medicine cabinets in bathrooms. Central AC unit, gas garage heater, garage door opener and one remote, garage shelving & ikea cabinet. Basement: hot water on demand, water softener, deep freezer, SS Fridge and Microwave, mini fridge.**

Property Listed By:

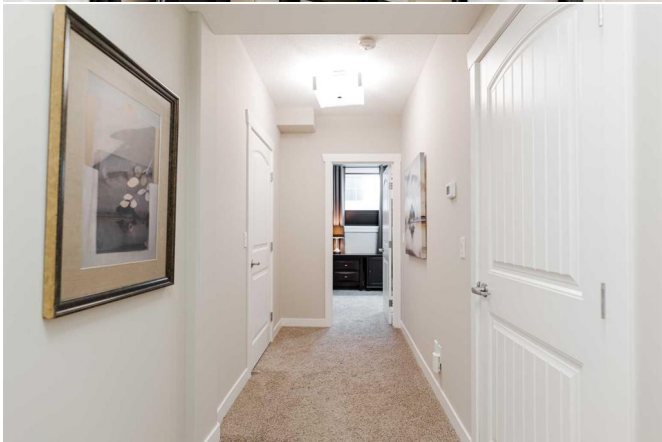
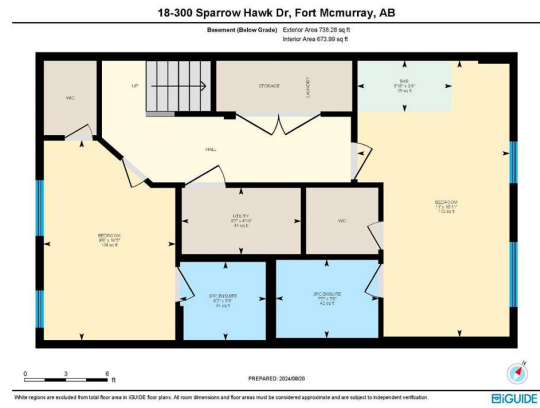
**COLDWELL BANKER UNITED**

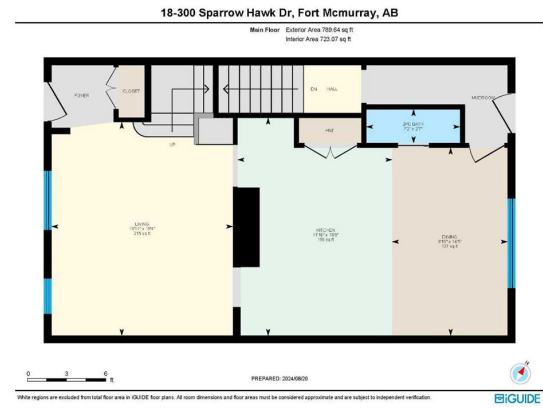
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**











**18-300 Sparrow Hawk Dr, Fort McMurray, AB**

2nd Floor Exterior Area 786.84 sq ft  
 Interior Area 720.46 sq ft



0 3 6 ft

PREPARED: 2024/06/20

While regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

