



THE
A-TEAM

**RE/MAX
FIRST**

401 SPARROW HAWK Drive #10, Fort McMurray T9K 2Y2

MLS®#: **A2184181** Area: **Eagle Ridge** Listing Date: **12/20/24** List Price: **\$379,000**
 Status: **Active** County: **Wood Buffalo** Change: **-\$21k, 21-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Fort McMurray**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **2,458 sqft**
 Lot Shape: **6.09 x 37.51 SQUARE METERS**

Finished Floor Area
 Abv Sqft: **1,602**
 Low Sqft:
 Ttl Sqft: **1,602**

DOM

46
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**
 Park Feat: **Alley Access,Heated Garage,On Street,Plug-In,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **None**

Construction: **See Remarks**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Separate Entrance**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`0" x 5`3"	4pc Bathroom	Upper	5`5" x 8`6"
4pc Ensuite bath	Upper	8`6" x 4`10"	4pc Bathroom	Basement	5`10" x 8`4"
Bedroom - Primary	Upper	13`6" x 14`6"	Bedroom	Upper	9`0" x 11`10"
Bedroom	Upper	9`7" x 11`0"	Bedroom	Basement	10`1" x 11`6"
Living Room	Main	13`6" x 15`1"	Eat in Kitchen	Main	7`9" x 18`2"
Dinette	Main	11`4" x 16`5"	Family Room	Basement	14`8" x 23`4"







