

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

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



Information				DOM	
be:	Residential			46	
e:	Row/Townhouse			<u>Layout</u>	
n:	Fort McMurray	Finished Floor Area		Beds:	4(31)
lt:	2014	Abv Sqft:	1,602	Baths:	3.5 (3 1)
<u>mation</u>		Low Sqft:		Style:	2 Storey
r:	2,458 sqft	Ttl Sqft:	1,602		
e:	6.09 x 37.51 SQUA	RE	De alvia a		
	METERS			Parking The Darks	2
				Ttl Park:	3
				Garage Sz:	1

Back Yard 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					
Int Feat: Utilities:		Granite Counters,Kitchen Island,Open Floorplan,Separate Entrance Room Information						
Room 2pc Bathroom 4pc Ensuite ba Bedroom - Prin Bedroom Living Room Dinette	n Ma ath Up mary Up Up Ma	vel ain oper oper oper ain ain	Dimensions 5`0" x 5`3" 8`6" x 4`10" 13`6" x 14`6" 9`7" x 11`0" 13`6" x 15`1" 11`4" x 16`5"	Room 4pc Bathroom 4pc Bathroom Bedroom Bedroom Eat in Kitchen Family Room	Level Upper Basement Upper Basement Main Basement	Dimensions 5`5" x 8`6" 5`10" x 8`4" 9`0" x 11`10" 10`1" x 11`6" 7`9" x 18`2" 14`8" x 23`4"		

Den	Basement	7`11" x 9`9"				
		Leg	gal/Tax/Financial			
Condo Fee:		Title:	Zoning:			
\$230		Fee Simple	R3			
		Fee Freq:				
		Monthly				
Legal Desc:	1422217					
	Remarks					
Pub Rmks: Inclusions: Property Listed By:	LOOKING FOR AN UPSCALE TOWNHOME WITH ONE OF THE LOWEST CONDO FEES IN THE CITY? This spacious townhome is PERFECT for the savvy buyer! SEPARATE ENTRANCE to a fully developed basement, with huge family room, laundry hook ups, bathroom and bedroom. The main floor greets you with Upscale finishing, a cozy gas fireplace in the living room, open concept kitchen/dining and a half bath off the back entrance leading to the backyard, and single detached heated garage! The kitchen is a chef's dream with eat up island, granite countertops, lots of cabinetry. Imagine the family hanging out around the kitchen island while the chef of the family cooks your favorite meal. The second floor features the convenience of stackable laundry, 2 more full bathrooms, with the primary bedroom having its own ensuite bath and walk in closet. All the bedrooms are a good size and PERFECT for kids or guests! So many things to LOVE about this home, especially the location nestled within walking distance to Tim Hortons, Schools, Shopping and bus route. ACT FAST! This one is sure to go quick! Property sold as is where is without any seller's warranties or representations. all as is where is per schedule A RE/MAX Connect					

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









