

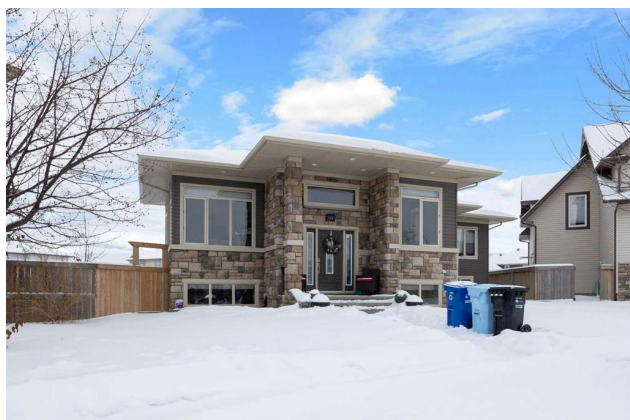


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**113 SPARROW HAWK Bay, Fort McMurray T9K 0L2**

MLS®#: **A2186762**      Area: **Eagle Ridge**      Listing Date: **01/10/25**      List Price: **\$899,900**  
 Status: **Active**      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: **2011**      Abv Sqft: **4,560**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **11,537 sqft**      Ttl Sqft: **4,560**  
 Lot Shape:

DOM

**10**  
Layout  
 Beds: **7 (3 4 )**  
 Baths: **5.5 (5 1)**  
 Style: **Modified Bi-Level**

Parking

Ttl Park: **7**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Pie Shaped Lot**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **See Remarks,Vinyl Siding,Wood Frame**  
 Heating: **Fireplace(s),Forced Air**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Fire Pit**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`7" x 4`6"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>10`6" x 5`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 11`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>14`1" x 11`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`4" x 15`11"</b>	<b>Family Room</b>	<b>Main</b>	<b>19`3" x 16`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`11" x 5`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 15`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`5" x 5`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`6" x 15`5"</b>
<b>Office</b>	<b>Main</b>	<b>8`2" x 10`9"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`7" x 13`6"</b>
<b>Family Room</b>	<b>Second</b>	<b>12`1" x 17`5"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`0" x 21`1"</b>

4pc Bathroom  
 4pc Ensuite bath  
 Bedroom  
 Bedroom  
 Kitchen  
 Storage

Basement  
 Basement  
 Basement  
 Basement  
 Basement  
 Basement

7`2" x 7`10"  
 9`1" x 5`0"  
 12`4" x 11`7"  
 12`7" x 14`7"  
 9`5" x 7`8"  
 9`9" x 8`6"

4pc Ensuite bath  
 Bedroom  
 Bedroom  
 Dining Room  
 Game Room  
 Furnace/Utility Room

Basement  
 Basement  
 Basement  
 Basement  
 Basement  
 Basement

9`1" x 5`1"  
 11`5" x 11`6"  
 12`0" x 14`11"  
 8`3" x 10`3"  
 17`8" x 11`4"  
 14`5" x 8`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

**0726427**

Zoning:  
**R1**

Remarks

Pub Rmks: **Welcome to 113 Sparrow Hawk Bay, this extraordinary home with over 4,500 sq ft of living space, nestled on a massive 11,500 sq ft pie-shaped lot in a quiet area with walking trails close by and conveniently located close to schools and shopping is truly a unique find and beautiful home. With 7 spacious bedrooms and 5.5 luxurious bathrooms, this home is perfect for large families or those who love to entertain. The high-end finishes throughout, combined with expansive living spaces, create an inviting atmosphere. The home also features a triple-car garage, ample parking, and dedicated RV parking. A fully legal 2-bedroom suite offers great rental potential or additional guest accommodations. Enjoy the convenience of rear lane access—this home truly has it all! Don't miss your chance to own this exceptional property.**

Inclusions: **washer dryer x2, 2 garage door openers, blinds, fridge x2 dishwasher x 2, microwave x 2, a/c, 1 tv with wall mount 2 wall mounts (no TV)**  
 Property Listed By: **RE/MAX FORT MCMURRAY**

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

