



THE
A-TEAM

**RE/MAX
FIRST**

208 SPARROW HAWK Drive #13, Fort McMurray T9K 0Y8

MLS® #: **A2201489**

Area: **Eagle Ridge**

Listing Date: **03/14/25**

List Price: **\$465,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 16-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2012**

Lot Information

Lot Sz Ar: **1 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,644**
Low Sqft:
Ttl Sqft: **1,644**

DOM

119
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Environmental Reserve,Landscaped,Standard Shaped Lot**
Park Feat: **Concrete Driveway,Double Garage Attached,Heated Garage**

Utilities and Features

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

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Other,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**
Int Feat: **Breakfast Bar,Central Vacuum,Double Vanity,Granite Counters,Kitchen Island,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee:
\$582

Title:
Fee Simple
Fee Freq:

Zoning:
R3

Legal Desc:	1223389	Monthly	
			Remarks
Pub Rmks:			<p>Welcome to 208 Sparrow Hawk Drive #13. This Eagle Ridge executive townhome offers everything you could want! Perfectly situated within walking distance of schools, shops, restaurants, walking trails, and more, the location is unbeatable. As you step inside, a spacious foyer welcomes you into the open-concept main floor. Bright and inviting, the space is enhanced by large windows and sleek modern light fixtures. The living room features a stylish gas fireplace and direct access to the back deck, creating the perfect setting for entertaining family and friends. The kitchen boasts rich cabinetry, stainless steel appliances, granite countertops, and a generous island with a breakfast bar for casual dining. A convenient 2-piece powder room completes this level. Upstairs, you'll discover three generously sized bedrooms, each outfitted with coveted walk-in closets. The primary suite offers a private spa-like retreat complete with a 5-piece ensuite bathroom. A modern 4-piece main bathroom serves the additional bedrooms, completing this level in style. The fully developed walkout basement adds even more living space, featuring a large family room with seamless flow to a second kitchen—ideal for multi-generational living or entertaining. This level also includes a spacious bedroom, a 4-piece bathroom, and a utility/laundry area for added convenience. A double attached garage and a beautifully landscaped backyard with direct access to walking trails behind the property further enhance this home. Condo fees cover professional management, common area maintenance, garbage removal, reserve fund contributions, and insurance, ensuring a low-maintenance lifestyle. This home truly has it all! Check out the photos, floor plans and 3D tour, and book your personal viewing today.</p>
Inclusions:			<p>Refrigerator, Stove, Dishwasher, Microwave, Wine Fridge, Washer, Dryer, Window Coverings, Garage Heater, Central Vacuum & Attachments, and Central Air Conditioning. Basement: Refrigerator, Dishwasher, Microwave, Washer, and Dryer.</p>
Property Listed By:			<p>ROYAL LEPAGE BENCHMARK</p>

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









