



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**101 SPARROW HAWK Drive, Fort McMurray T9K 0L4**

MLS®#: **A2217715**

Area: **Eagle Ridge**

Listing Date: **05/05/25**

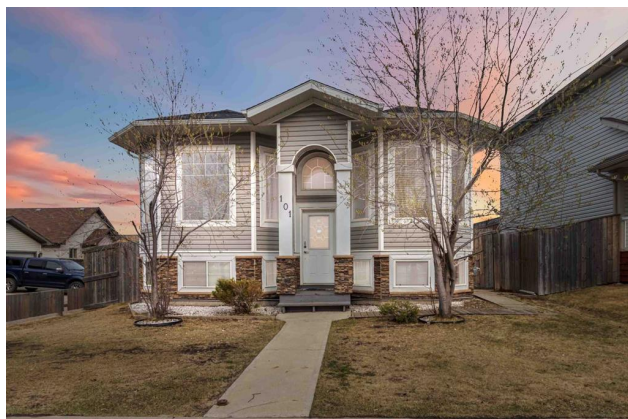
List Price: **\$555,888**

Status: **Pending**

County: **Wood Buffalo**

Change: **+\$1,000, 06-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2009**  
Lot Information  
Lot Sz Ar: **4,566 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,548**  
Low Sqft:  
Ttl Sqft: **1,548**

DOM

**26**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **Bi-Level**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Fruit Trees/Shrub(s),Landscaped**  
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Insulated**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Garage Control(s),Gas Stove,Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**

Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Pantry,Separate Entrance,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`9" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 13`7"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>5`6" x 8`10"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 8`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`6" x 14`3"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>6`5" x 9`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 12`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`11" x 16`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`3" x 14`2"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**0726427**

Remarks

Pub Rmks: **DON'T LET THE OUTSIDE OF THIS HOME FOOL YOU. THIS HOME HAS OVER 2600 SQ FT OF LIVING SPACE, AN ATTACHED DOUBLE GARAGE AND 3 CAR DRIVEWAY, PLUS A 2 BEDROOM LEGAL SUITE.** Welcome to your next home at 101 Sparrow Hawk Dr, a custom-built home perfectly nestled in a prime location that combines convenience and charm in walking distance schools, Birchwood trails, scenic ponds, and shopping. This stunning house offers 5 bedrooms and 3 bathrooms spread over a generous 2628 sq ft of living space. The main level dazzles with polished hardwood floors throughout and a beautifully appointed kitchen with granite countertops, custom solid wood cabinets, a functional pantry, and a gas range that will inspire any home chef. Vaulted ceilings amplify the space, creating an inviting atmosphere for family and guests alike. Practicality is also covered with main floor laundry facilities. A focal point of the home is the modified bi-level layout featuring a luxurious primary bedroom suite with a lavish 5-piece ensuite bathroom with continued granite countertops, double sinks, jetted tub and stand-up shower, plus an expansive walk-in closet with built-in shelves. There are two more large bedrooms on the main level with 9ft ceilings, one offering a large bay window, and both have built-in shelving in the closets. The main level is complete with a large front entryway and back entryway mudroom and direct access to the attached double garage. The lower level is your self-contained mortgage helper with a 2-bedroom legal suite with large above-ground windows, filling this space with loads of natural light, along with a separate entrance and ample storage. The suite's own furnace ensures complete comfort. This residence also includes a brand-new hot water tank installed in 2024 and an extra furnace servicing the main and upper levels, plus central a/c. Should you not want to have this space used as a mortgage helper, it offers so much flexibility with its layout to be your large family room and 2 additional bedrooms and full bathroom. Outdoors, appreciate the sizable lot providing ample space for relaxation and entertainment. Parking is convenient with a considerable driveway giving you 3 car parking spaces. The legal suite has its own private deck area, and the upper level has an oversized raised BBQ deck. Location is just as impressive; a short walk to St Kateri Catholic School, Dave McNeilly Public School, and quick access to amenities at Eagle Ridge Commons shopping plaza, complete with a cinema. Whether as a primary residence or as income property, this house is a remarkable find in Fort McMurray, as it is move-in ready and can provide immediate occupancy.

Inclusions:  
Property Listed By: **2 fridges, 2 stoves (one gas), 2 dishwashers, 2 washers, 2 dryers, central a/c, window blinds**  
**COLDWELL BANKER UNITED**

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





