



THE
A-TEAM

**RE/MAX
FIRST**

300 SPARROW HAWK #13, Fort McMurray T9K 0Y6

MLS® #: **A2231747**

Area: **Eagle Ridge**

Listing Date: **06/21/25**

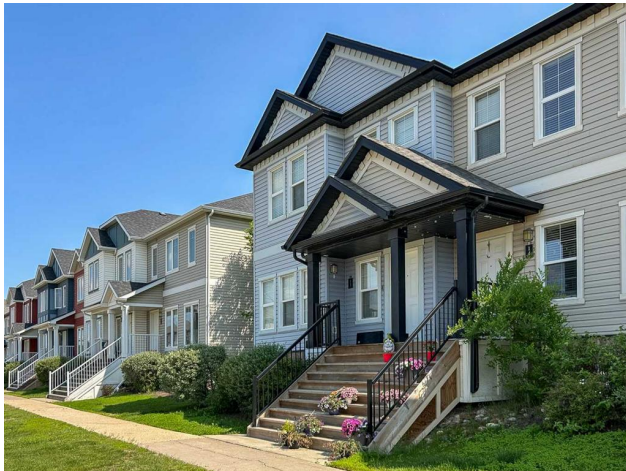
List Price: **\$449,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,427 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,480**
Low Sqft:
Ttl Sqft: **1,480**

DOM

13
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Low Maintenance Landscape**
Park Feat: **Double Garage Detached,Driveway**

Utilities and Features

Roof: **Asphalt**

Heating: **In Floor,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Barbecue,Private Entrance,Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s)

Int Feat:

Breakfast Bar,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Sump Pump(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	2`7" x 7`2"	Dining Room	Main	12`3" x 9`8"
Kitchen	Main	16`10" x 10`11"	Living Room	Main	16`7" x 15`11"
Mud Room	Main	6`1" x 10`11"	4pc Bathroom	Second	8`3" x 4`11"
4pc Ensuite bath	Second	9`3" x 9`1"	Bedroom	Second	10`8" x 12`2"
Bedroom	Second	10`2" x 12`1"	Bedroom - Primary	Second	15`4" x 12`11"

Walk-In Closet
Kitchenette
Game Room

Second
Basement
Basement

5`2" x 9`5"
7`11" x 3`7"
17`11" x 14`11"

3pc Bathroom
Bedroom

Basement
Basement

5`6" x 6`4"
14`6" x 11`6"

Legal/Tax/Financial

Condo Fee:
\$530

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **1221539**

Remarks

Pub Rmks: **What a great location for this fully developed and turnkey home. Just bring your personal belonging and move right in! As you enter the home you are greeted by an open concept main floor with a large living room with gleaming hardwood floors and a Cozy gas fireplace there are lots of large windows to let in all the natural light. The eat in kitchen has S/S appliances, Island with breakfast bar and seating for 3. There is no shortage of storage in this home as it has loads of cupboards and counter tops, large pantry and large broom closet. This eat in kitchen has space for a full kitchen table. it's the perfect place to entertain family and friends for Sunday dinner. There is a 2pc washroom on this level for your convenience as well. Up stairs we go to the second floor where you will find 3 bedrooms, and the master bedroom has a 5 pc ensuite with his and hers sinks. large walk-in closet and plenty of room for everything else you would need. The basement with its own separate entrance is fully developed to include a nice open concept floor plan, the living room has an electric fire place the perfect place to relax after a long day at work. The large bedroom has a over sized walk-in closet with a 3-pc bathroom. This home has recently been professionally cleaned and awaits new owners. Book your personal showing today! Bonus And for those hot summer night ahead there is Central A/C and Hot water on demand for those who love a long shower. Condo fees include Water & Electricity. This property is close to all the amenities you will need and the eagle ridge commons. Lots of great local eateries and night life close by. And 2 schools directly across the street for the little ones. Parks trails and ponds and biking trails. There is a double detached heated garage and 2 more parking stalls, private back yard with BBQ and patio and side gate with easy access to the side walkway.**

Inclusions: **Existing S/S Fridge, Stove, Dishwasher, washer and dryer,, all existing window coverings, Garage door opener and remotes, BBQ with natural gas hook up, central AC, All furnishings are negotiable. Basement Fridge, all existing furniture and furnishings. Stackable washer and dryer.**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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

