



THE
A-TEAM

**RE/MAX
FIRST**

300 SPARROW HAWK Drive #9, Fort McMurray T9K 1A2

MLS®#: **A2238479**

Area: **Eagle Ridge**

Listing Date: **07/10/25**

List Price: **\$420,000**

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:

2,492 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,477

Low Sqft:

Ttl Sqft:

1,477

DOM

0

Layout

Beds:

5 (3 2)

Baths:

4.5 (4 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Low Maintenance Landscape,Rectangular Lot
Double Garage Detached,Driveway,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Mixed,Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Int Feat:

Utilities:

Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Oven,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings

Closet Organizers,Kitchen Island,See Remarks,Vinyl Windows,Walk-In Closet(s)

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: \$530		Title: Fee Simple		Zoning: R3	
		Fee Freq: Monthly			
Legal Desc:	1221539				

Remarks

Pub Rmks:	<p>Welcome to 9-300 Sparrow Hawk Drive: A beautifully maintained townhome in the heart of Eagle Ridge offering spacious, turnkey living with stylish finishes throughout. Step inside the main level, where you'll be greeted by a bright and inviting living room anchored by a stunning electric fireplace feature wall. Oversized windows and 9-foot ceilings enhance the sense of space, while updated vinyl plank flooring flows seamlessly through arched openings into the kitchen. The eat-in kitchen is both functional and elegant, featuring a large island with a newer sink, stainless steel appliances, and an abundance of cabinetry and counter space. A standout custom wood surround feature wall frames the oversized dining room window, a detail echoed throughout the home. From here, access the low-maintenance backyard and detached double garage, with a paved parking pad behind offering space for two additional vehicles. Just a few steps down from the kitchen is a convenient powder room adorned with the same warm custom wood wall treatment. Continue down to the fully developed lower level, where you'll find two spacious bedrooms—each with walk-in closets, large windows, and private ensuite bathrooms complete with updated vanities and tiled mosaic backsplashes. Laundry facilities are also located on this level for added ease. Upstairs, the top level offers three more bedrooms and a second laundry area. The spacious primary retreat is designed to accommodate a king-sized bed comfortably and features a walk-in closet and a four-piece en-suite. Two additional generous-sized bedrooms share a well-appointed four-piece bathroom. The updated vinyl plank flooring continues throughout this floor, tying the entire home together with a cohesive, modern feel. This immaculate home is nestled in the desirable Eagle Ridge community, known for its easy access to schools, parks, trails, and all the amenities of Eagle Ridge Commons. Condo fees include water, sewer, garbage and snow removal, exterior insurance, and professional management—offering low-maintenance, worry-free living. Don't miss your chance to call this beautifully finished, move-in-ready property your new home. Schedule a tour today!</p>
Inclusions:	N/A
Property Listed By:	The Agency North Central Alberta

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











