

\$389,900 - 6, 300 Sparrow Hawk Drive, Fort McMurray

MLS® #A2176976

\$389,900

3 Bedroom, 4.00 Bathroom, 1,564 sqft

Residential on 0.08 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 300 Sparrow Hawk Drive Unit 6:
an EXECUTIVE END-UNIT townhouse in
Eagle Ridge, perfectly located directly
ACROSS from ELEMENTARY SCHOOLS!

This 1,564 sqft turn-key property boasts a
FULLY FENCED backyard oasis, complete
with BBQ hookup, and a SEPARATE ENTRY
BASEMENT featuring high ceilings, large
windows, and IMMENSE rental income
potential. Enter into a radiant living space,
complete with an ELECTRIC FIREPLACE that
adds warmth and ambiance. The kitchen
showcases AMPLE CABINETRY, a LARGE
EAT-UP ISLAND perfect for casual dining, and
high-quality STAINLESS STEEL appliances,
highlighted by a GAS STOVE. The open
concept space blends effortlessly with the
SUNNY DINING AREA, creating an ideal
setting for everyday meals and special
occasions. A half bath is situated conveniently
across the way. The spacious mudroom leads
to the FULLY FINISHED BASEMENT. The
basement boasts a spacious layout, complete
with a LARGE living room, bedroom featuring
an ENSUITE bath and walk-in closet, and a
kitchen whose design seamlessly
complements the upstairs kitchen, featuring
STAINLESS STEEL appliances, a built-in
microwave and oven, and a convenient
cooktop. The second floor offers 2 PRIMARY
SUITES, each with their own BATHROOMS
and WALK-IN CLOSETS, and a SEPARATE
LAUNDRY AREA for added convenience.
Additional highlights include: 21x20 HEATED



GARAGE with parking for 2 VEHICLES + 2 VEHICLES on the DRIVEWAY. LOW CONDO FEES (\$530/month) covering sewer, water, garbage, snow removal, exterior insurance, and professional management. Pet-friendly and CENTRALLY AIR-CONDITIONED. Steps from schools, restaurants, shopping, and scenic trails. And, to make your move seamless, the seller is WILLING TO LEAVE much of the FURNITURE. Just unpack and ENJOY! This incredible townhouse offers the ultimate blend of luxury, convenience, and location, making it the perfect home for anyone seeking comfort and style! CALL TODAY!

Built in 2012

Essential Information

MLS® #	A2176976
Price	\$389,900
Sold Price	\$373,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,564
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	6, 300 Sparrow Hawk Drive
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta

Postal Code T9K0Y6

Amenities

Amenities Visitor Parking

Parking Spaces 4

Parking Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Off Street, Parking Pad, Secured, Additional Parking, Concrete Driveway, On Street, Owned, Paved

Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard

Lot Description Dog Run Fenced In, Front Yard, Low Maintenance Landscape, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed November 1st, 2024

Date Sold November 27th, 2024

Days on Market 26

Zoning R3

HOA Fees 0.00

Listing Details

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