

\$334,900 - 11, 300 Sparrow Hawk Drive, Fort McMurray

MLS® #A2177676

\$334,900

3 Bedroom, 4.00 Bathroom, 1,635 sqft

Residential on 0.06 Acres

Eagle Ridge, Fort McMurray, Alberta

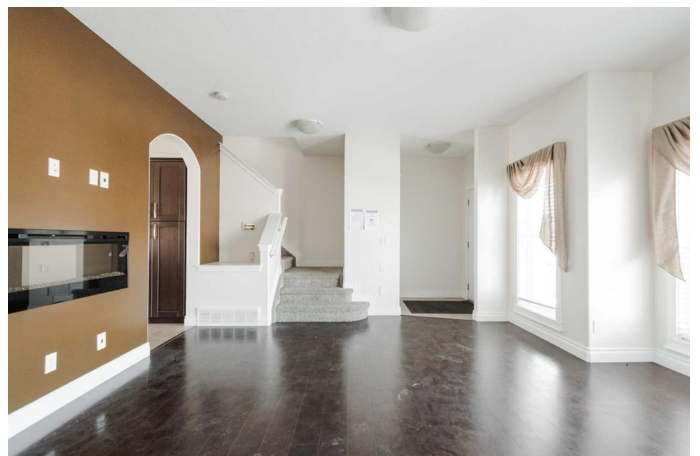
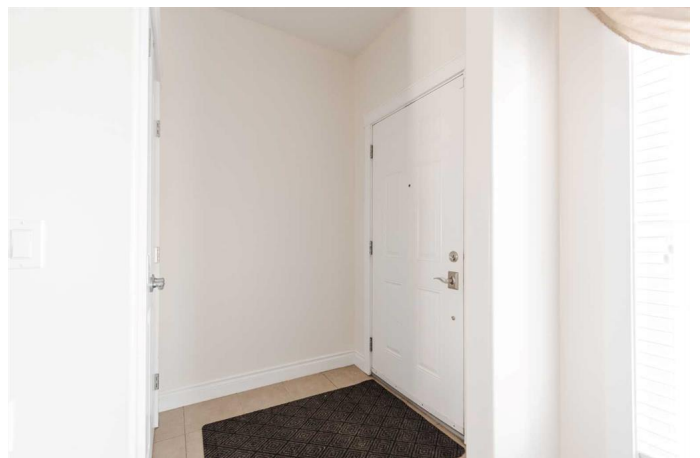
Welcome to 11-300 Sparrow Hawk Drive; where spacious living meets a low-maintenance lifestyle in a beautiful 2-story townhouse. Curb appeal shines with front landscaping that leads to a charming covered veranda.

Step inside to a bright, welcoming living room, enhanced by high ceilings and large windows that fill the space with natural light. Warm hardwood floors and a cozy gas fireplace add to the inviting atmosphere.

The kitchen is equally impressive, featuring ample storage, ceramic tile flooring, a built-in pantry, and stainless steel appliances, all flowing into a sunny dining area with space for a large table. A convenient 2-piece bathroom and a rear mudroom with extra storage lead to the low-maintenance backyard and a double heated garage. The garage offers parking for two, with an additional paved parking pad for two more vehicles.

Upstairs, the primary bedroom is a true retreat, featuring a 4-piece ensuite and a large walk-in closet. Down the hall, the second bedroom also includes a 4-piece ensuite and its own walk-in closet. This level even has a dedicated laundry room for added convenience.

The fully finished basement is ideal for entertaining, offering a family room with a wet bar and a third bedroom with a 4-piece



ensuite.

Located in a family-friendly neighbourhood, this home provides quick access to the scenic Birchwood walking trails, local schools, Eagle Ridge Commons, and the nearby highway overpass. Condo fees cover sewer, water, garbage, snow removal, exterior insurance, and professional management – all making this a fantastic opportunity to make this home your own and settle into easy living. Schedule your showing today!

Built in 2012

Essential Information

MLS® #	A2177676
Price	\$334,900
Sold Price	\$341,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,635
Acres	0.06
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	11, 300 Sparrow Hawk Drive
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0Y6

Amenities

Amenities	Snow Removal, Trash
Parking Spaces	4
Parking	Additional Parking, Concrete Driveway, Double Garage Detached, Garage Faces Rear, Heated Garage

Interior

Interior Features	Kitchen Island, Open Floorplan, Bar, Built-in Features, Closet Organizers, High Ceilings, Pantry, Storage, Walk-In Closet(s)
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Low Maintenance Landscape, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2024
Date Sold	November 15th, 2024
Days on Market	10
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	The Agency North Central Alberta
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