

# \$449,900 - 13, 300 Sparrow Hawk, Fort McMurray

MLS® #A2231747

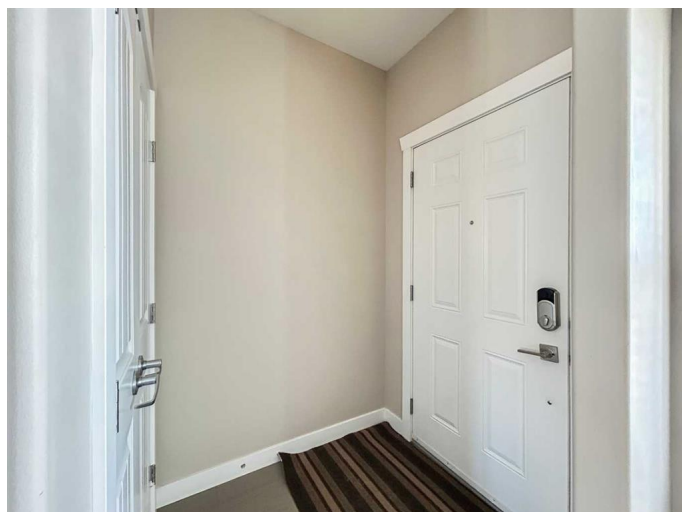
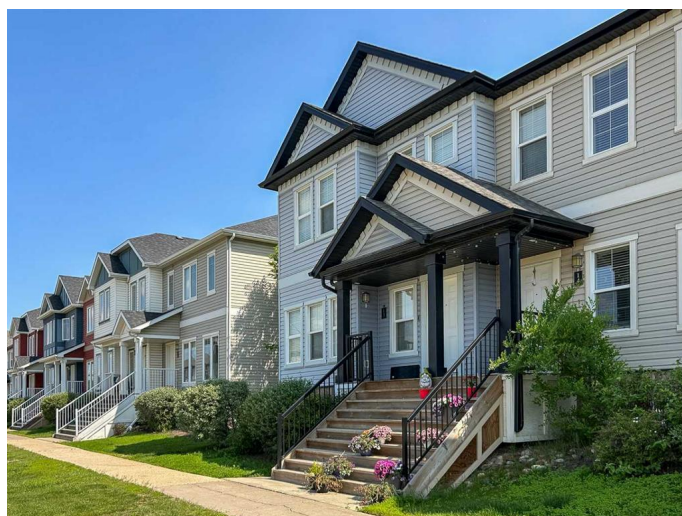
**\$449,900**

4 Bedroom, 4.00 Bathroom, 1,481 sqft

Residential on 0.08 Acres

Eagle Ridge, Fort McMurray, Alberta

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. itâ€™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.

Built in 2012

### **Essential Information**

MLS® #	A2231747
Price	\$449,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,481
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	13, 300 Sparrow Hawk
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0Y6

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached, Driveway

# of Garages 4

## Interior

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

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

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Barbecue, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Lawn, Low Maintenance Landscape

Roof Asphalt

Construction Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed June 21st, 2025

Days on Market 2

Zoning R3

## Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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