

\$465,000 - 13, 208 Sparrow Hawk Drive, Fort McMurray

MLS® #A2201489

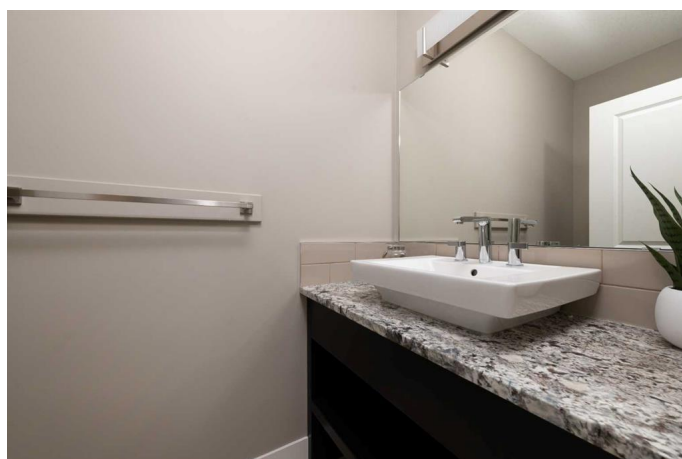
\$465,000

4 Bedroom, 3.00 Bathroom, 1,644 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 208 Sparrow Hawk Drive #13. This Eagle Ridge executive townhome offers everything you could want! Perfectly situated within walking distance of schools, shops, restaurants, walking trails, and more, the location is unbeatable. As you step inside, a spacious foyer welcomes you into the open-concept main floor. Bright and inviting, the space is enhanced by large windows and sleek modern light fixtures. The living room features a stylish gas fireplace and direct access to the back deck, creating the perfect setting for entertaining family and friends. The kitchen boasts rich cabinetry, stainless steel appliances, granite countertops, and a generous island with a breakfast bar for casual dining. A convenient 2-piece powder room completes this level. Upstairs, youâ€™™ll discover three generously sized bedrooms, each outfitted with coveted walk-in closets. The primary suite offers a private spa-like retreat complete with a 5-piece ensuite bathroom. A modern 4-piece main bathroom serves the additional bedrooms, completing this level in style. The fully developed walkout basement adds even more living space, featuring a large family room with seamless flow to a second kitchenâ€™™ideal for multi-generational living or entertaining. This level also includes a spacious bedroom, a 4-piece bathroom, and a utility/laundry area for added convenience. A double attached garage and a beautifully landscaped backyard with direct access to walking trails behind the



property further enhance this home. Condo fees cover professional management, common area maintenance, garbage removal, reserve fund contributions, and insurance, ensuring a low-maintenance lifestyle. This home truly has it all! Check out the photos, floor plans and 3D tour, and book your personal viewing today.

Built in 2012

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2201489 |
| Price | \$465,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,644 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 13, 208 Sparrow Hawk Drive |
| Subdivision | Eagle Ridge |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 0Y8 |

Amenities

| | |
|----------------|--|
| Amenities | Snow Removal, Trash |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Heated Garage, Concrete Driveway |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Separate Entrance, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings, Other |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Suite |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, Private Entrance |
| Lot Description | Landscaped, Standard Shaped Lot, Environmental Reserve |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 155 |
| Zoning | R3 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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