\$475,000 - 13, 208 Sparrow Hawk Drive, Fort McMurray

MLS® #A2201489

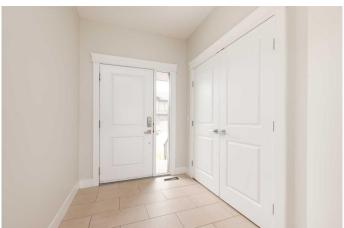
\$475,000

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, you'II 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 \$475,000

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 Concrete Driveway, Double Garage Attached, Heated Garage

of Garages 2

Interior

Interior Features Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island,

Separate Entrance, Walk-In Closet(s), Central Vacuum

Appliances Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator,

Stove(s), Washer, Window Coverings, Other, See Remarks

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 Entrance, Private Yard

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 40 Zoning R3

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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