



# 113 Sparrow Hawk Drive Fort McMurray Alberta

\$487,500

This beautiful move-in ready home is just waiting for you! This amazing property boasts exceptional curb appeal with a unique brick front and is located Eagle Ridge. Great features of this home are a very spacious, bright living room, a formal dining area making it perfect for entertaining. The kitchen has beautiful cabinetry, stunning backsplash, lots of countertop space, a gas stovetop, built-in oven and microwave. The main level also includes a 3pc bathroom, laundry room and a spacious back entrance with a brand new closet organizer/insert with tons of storage. Upstairs, you'll find three great-sized bedrooms, a large bathroom with a separate shower, double sinks, and a Jacuzzi tub. The basement offers additional entertainment/recreational space, as well as a massive bedroom, 3pc bathroom, and an office/gaming area. The fully fenced-in yard features a large concrete patio and plenty of grass area and outdoor space for get togethers and summertime fun. Additionally, there is a oversized single heated car garage with a workbench and two additional parking spots on a concrete drive way. Enjoy the central AC on these hot summer days and the electric fireplace in the basement on the cold rainy nights. It is within walking distance to Tim Hortons, Landmark Cinemas, East Village Pub, & other amenities, 2 great schools, playgrounds, walking trails, ponds and bus stops. Eagle Ridge is a fantastic place to live, play, and raise a family. This home is priced well and is sure to sell quickly. Call today to see this stunning home! (id:6769)

Primary Bedroom 14.67 Ft x 12.17 Ft

Bedroom 10.92 Ft x 12.25 Ft

Bedroom 12.67 Ft x 12.25 Ft

5pc Bathroom 9.00 Ft x 14.92 Ft

Bedroom 13.00 Ft x 14.50 Ft

3pc Bathroom 4.92 Ft x 7.58 Ft

Family room 10.58 Ft x 29.92 Ft

Living room 13.50 Ft x 15.08 Ft

Dining room 13.58 Ft x 12.58 Ft

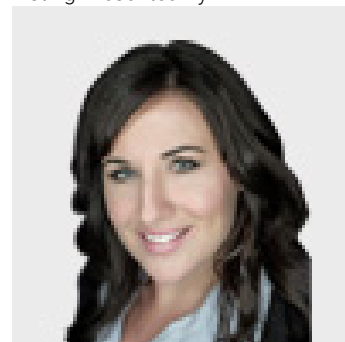
Kitchen 11.25 Ft x 12.17 Ft

3pc Bathroom 5.58 Ft x 9.67 Ft

Laundry room 5.17 Ft x 5.75 Ft

Other 5.50 Ft x 7.08 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE BENCHMARK

<http://www.cindyscantland.com/>

**RE/MAX**<sup>®</sup>

**RE/MAX Fort McMurray**

9919 Biggs Avenue, Fort  
McMurray, AB,

Phone: 780-880-7173  
[jadenek@remax.net](mailto:jadenek@remax.net)