



236 Sparrow Hawk Drive Fort McMurray Alberta

\$509,900

OPPORTUNITY TO OWN AT AN AFFORDABLE PRICE WITH MORTGAGE HELPER OF RENTAL INCOME IN THE LEGAL BASEMENT SUITE (WITH EXCELLENT COMMUTING TENANTS, WILLING TO STAY)! Stop paying someone's mortgage and have the best of both worlds; ownership of a home and the ability to collect rent to help with a good portion of your mortgage payments or more from the 2 BEDROOM LEGAL SUITE. This opportunity is not only SPARKLING CLEAN, MOVE IN READY AND SHINES WITH PRIDE OF OWNERSHIP, it features a OVERSIZED DETACHED DOUBLE HEATED CAR GARAGE, beside the garage is an ADDITIONAL PARKING AREA, giving you loads of parking. In addition, on the exterior you have a fully landscaped yard, large deck, concrete walk ways on both front and rear yard and to the Separate entrance. Enter into this spacious home offering over 2300 sq ft of living space, which includes hardwood floors and 9ft ceilings. The large front foyer opens to a bright and freshly painted home with large front Great room, then a large family room and dining area. The Galley kitchen has great function ability and has loads of solid wood cabinets, stainless appliances, including a gas stove. Beside the kitchen you have a LARGE PANTRY, giving you all the needed kitchen storage needs. Additionally on the main level you have a 2-pc powder room, and a back entrance with large mudroom. The upper level of this bright home has a Primary bedroom with oversized windows, large walk-in closet with tons of built in shelving. There is a 4 pc ensuite beautifully finished and complete with tile floors. There are a total of 3 upstairs bedrooms and 2 full bathrooms. For added convenience you have an upper stairs laundry room. The lower level of the home is your 2-bedroom legal suite, which offers a great living space that includes a full kitchen, living room, 2 large bedrooms and 4 pc bathroom. This suite is also complete with its own in suite la...

4pc Bathroom 7.42 Ft x 4.92 Ft

Bedroom 11.83 Ft x 9.50 Ft

Bedroom 11.75 Ft x 11.17 Ft

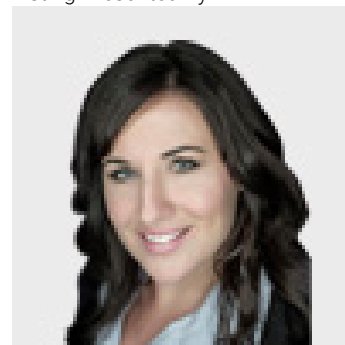
4pc Bathroom 7.67 Ft x 7.58 Ft

Bedroom 11.67 Ft x 10.17 Ft

Bedroom 11.50 Ft x 12.75 Ft

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Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

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RE/MAX

RE/MAX Fort McMurray

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2pc Bathroom 3.42 Ft x 7.00 Ft
4pc Bathroom 8.92 Ft x 4.92 Ft

Primary Bedroom 11.50 Ft x 12.08 Ft