



300 Sparrow Hawk Drive Fort McMurray Alberta

\$429,500

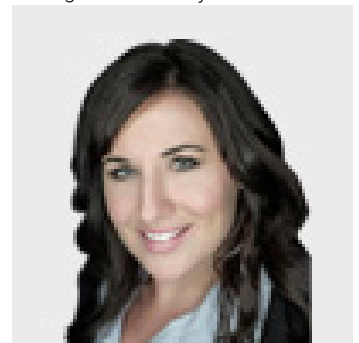
Welcome Home! Step into the comfort of this fully developed two-story Executive townhouse, complete with a 21.1x20.10 detached heated double garage and a fully finished basement with a separate entrance. Positioned conveniently across from two elementary schools and adjacent to a green space, pond, and scenic walking trail, this residence offers a prime location for families. Relax in the bright and airy living room boasting laminate flooring and a cozy fireplace while keeping an eye on your little ones as they make their way to school. The well-appointed kitchen boasts ample cabinetry, a sizable island with a breakfast bar, and stainless steel appliances with a GAS Stove. Additionally, the main level features a dining nook with ceramic tiles floor and direct access to the fully fenced yard. Upstairs, discover a laundry room, and 2 generous-sized bedrooms, both with ensuite full bathrooms. The primary bedroom offers ample space for a king-size bed and a walking closet. Laundry at this level with a decent-sized closet helps stay organized. The fully finished BASEMENT, complete with a separate entrance and in-law suite, presents an ideal space for accommodating a live-in caregiver or generating rental income. The basement Kitchen design is consistent with the upstairs kitchen and is equipped with stainless steel appliances, a built-in microwave and oven, and a cooktop. With the living room, bedroom with ensuite, and sizable basement windows, this lower level is both functional and inviting. The basement has a separate laundry. At the rear of the property, you'll discover access to a low-maintenance backyard and a detached double-heated garage. Extra parking space is located behind the garage, featuring a paved parking pad spacious enough to accommodate two vehicles. Welcome home to this well-appointed and conveniently located residence. (id:6769)

3pc Bathroom 5.92 Ft x 6.17 Ft
Bedroom 14.33 Ft x 9.50 Ft
Kitchen 8.58 Ft x 10.33 Ft
Recreational, Games room 20.08 Ft x 14.83 Ft
Furnace 4.83 Ft x 8.42 Ft
2pc Bathroom 2.67 Ft x 6.83 Ft
Dining room 14.25 Ft x 9.92 Ft
Kitchen 16.67 Ft x 10.50 Ft

Living room 16.58 Ft x 13.92 Ft
Other 6.08 Ft x 10.75 Ft
4pc Bathroom 9.25 Ft x 9.08 Ft
4pc Bathroom 4.92 Ft x 10.83 Ft
Bedroom 15.25 Ft x 10.92 Ft
Primary Bedroom 15.50 Ft x 10.92 Ft
Other 8.67 Ft x 6.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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EXP REALTY



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