



## 300 Sparrow Hawk Drive Fort McMurray Alberta

\$379,900

AMAZING PRICE FOR OVER 2400 SQ FT OF LIVING SPACE, OVERSIZED DETACHED DOUBLE CAR GARAGE 4 BEDROOMS, 4 BATHS, AND WAIT THERE IS MORE... THE SELLER'S ARE OFFERING 3 MONTH'S OF CONDOMINIUM FEES PAID FOR THE NEW HOME OWNER'S!!! Welcome to 300 Sparrow Hawk Unit 22, watch your children walk to school front your front living room, located in the beautiful + convenient neighborhood of Eagle Ridge AND ACROSS THE STREET FROM TWO ELEMENTARY SCHOOLS.: This IMMACULATELY maintained townhouse boasts luxury with its modern high end finishing's and perfect layout built to impress!! Sellers are offering 3 months of Condominium fees paid to the buyer!!! This stunning home offers OVER 1600 SQFT OF LIVING SPACE above ground and truly does not feel like you are in a town home as it is just as/more spacious than some single family homes. The homes must know features are: a FULLY FENCED LOW MAINTENANCE PRIVATE BACKYARD, DETACHED DOUBLE GARAGE, 2 CAR PARKING PAD, TONS OF ON-STREET PARKING, UPPER LEVEL LAUNDRY & CENTRAL A/C. Upon pulling up to the home you will see pride in ownership shining through with its immensely maintained exterior. As you step inside you will enter a spacious foyer that enters into your large living room with big windows offering tons of natural lighting and gleaming hardwood floors. This living room also features an electric fireplace. As you continue through the home you will enter into a large kitchen and dining area perfect for dinner parties and entertaining the dining area features a large window with a view of your private backyard and allows tons of natural light. The kitchen features an open concept with tons of counter space, storage and stainless steel appliances. Just off the kitchen is a bright 2pc bathroom and a mud room that enters onto your back deck perfect for BBQing and your private fully fenced yard with access to a large detached DOUBLE car g...

Bedroom 3.10 M x 3.66 M

Bedroom 3.12 M x 3.56 M

4pc Bathroom 2.46 M x 1.47 M

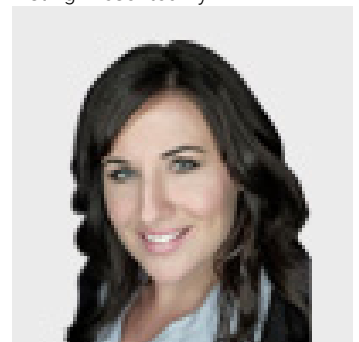
Bedroom 4.40 M x 3.53 M

3pc Bathroom 1.85 M x 1.63 M

Living room 4.98 M x 4.88 M

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

Listing Presented By:



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5pc Bathroom 2.82 M x 2.80 M  
Primary Bedroom 4.72 M x 3.94 M  
Living room 6.35 M x 4.70 M  
Furnace 1.45 M x 2.49 M

Kitchen 5.08 M x 3.56 M  
Dining room 4.44 M x 2.67 M  
2pc Bathroom Measurements not available