



300 Sparrow Hawk Drive Fort McMurray Alberta

\$389,900

Welcome to 300 Sparrow Hawk Drive Unit 6: an EXECUTIVE END-UNIT townhouse in Eagle Ridge, perfectly located directly ACROSS from ELEMENTARY SCHOOLS! This 1,564 sqft turn-key property boasts a FULLY FENCED backyard oasis, complete with BBQ hookup, and a SEPARATE ENTRY BASEMENT featuring high ceilings, large windows, and IMMENSE rental income potential. Enter into a radiant living space, complete with an ELECTRIC FIREPLACE that adds warmth and ambiance. The kitchen showcases AMPLE CABINERY, a LARGE EAT-UP ISLAND perfect for casual dining, and high-quality STAINLESS STEEL appliances, highlighted by a GAS STOVE. The open concept space blends effortlessly with the SUNNY DINING AREA, creating an ideal setting for everyday meals and special occasions. A half bath is situated conveniently across the way. The spacious mudroom leads to the FULLY FINISHED BASEMENT. The basement boasts a spacious layout, complete with a LARGE living room, bedroom featuring an ENSUITE bath and walk-in closet, and a kitchen whose design seamlessly complements the upstairs kitchen, featuring STAINLESS STEEL appliances, a built-in microwave and oven, and a convenient cooktop. The second floor offers 2 PRIMARY SUITES, each with their own BATHROOMS and WALK-IN CLOSETS, and a SEPARATE LAUNDRY AREA for added convenience. Additional highlights include: 21x20 HEATED GARAGE with parking for 2 VEHICLES + 2 VEHICLES on the DRIVEWAY. LOW CONDO FEES (\$530/month) covering sewer, water, garbage, snow removal, exterior insurance, and professional management. Pet-friendly and CENTRALLY AIR-CONDITIONED. Steps from schools, restaurants, shopping, and scenic trails. And, to make your move seamless, the seller is WILLING TO LEAVE much of the FURNITURE. Just unpack and ENJOY! This incredible townhouse offers the ultimate blend of luxury, convenience, and location, making it the perfect home for anyone seeking comfor...

4pc Bathroom 9.25 Ft x 8.92 Ft

4pc Bathroom 4.83 Ft x 10.75 Ft

Bedroom 15.17 Ft x 10.92 Ft

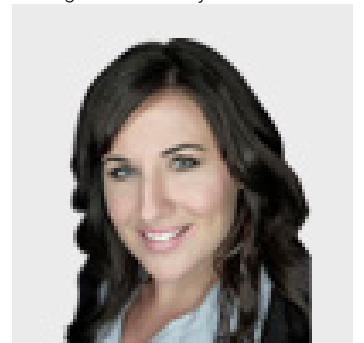
Kitchen 8.33 Ft x 10.50 Ft

Recreational, Games room 20.17 Ft x 14.92 Ft

Furnace 4.92 Ft x 8.33 Ft

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

Listing Presented By:



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RE/MAX[®]

RE/MAX Fort McMurray

9919 Biggs Avenue , Fort
McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net

Primary Bedroom 15.58 Ft x 10.92 Ft

Other 8.83 Ft x 6.17 Ft

3pc Bathroom 5.92 Ft x 6.17 Ft

Bedroom 14.42 Ft x 9.67 Ft

2pc Bathroom 2.58 Ft x 6.92 Ft

Dining room 14.42 Ft x 9.92 Ft

Kitchen 16.67 Ft x 10.67 Ft

Living room 16.50 Ft x 15.50 Ft