



300 Sparrow Hawk Drive Fort McMurray Alberta

\$334,900

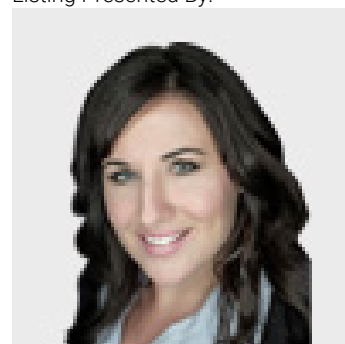
Welcome to 11-300 Sparrow Hawk Drive; where spacious living meets a low-maintenance lifestyle in a beautiful 2-story townhouse. Curb appeal shines with front landscaping that leads to a charming covered veranda. Step inside to a bright, welcoming living room, enhanced by high ceilings and large windows that fill the space with natural light. Warm hardwood floors and a cozy gas fireplace add to the inviting atmosphere. The kitchen is equally impressive, featuring ample storage, ceramic tile flooring, a built-in pantry, and stainless steel appliances, all flowing into a sunny dining area with space for a large table. A convenient 2-piece bathroom and a rear mudroom with extra storage lead to the low-maintenance backyard and a double heated garage. The garage offers parking for two, with an additional paved parking pad for two more vehicles. Upstairs, the primary bedroom is a true retreat, featuring a 4-piece ensuite and a large walk-in closet. Down the hall, the second bedroom also includes a 4-piece ensuite and its own walk-in closet. This level even has a dedicated laundry room for added convenience. The fully finished basement is ideal for entertaining, offering a family room with a wet bar and a third bedroom with a 4-piece ensuite. Located in a family-friendly neighbourhood, this home provides quick access to the scenic Birchwood walking trails, local schools, Eagle Ridge Commons, and the nearby highway overpass. Condo fees cover sewer, water, garbage, snow removal, exterior insurance, and professional management - all making this a fantastic opportunity to make this home your own and settle into easy living. Schedule your showing today! (id:6769)

4pc Bathroom 5.00 Ft x 10.92 Ft
4pc Bathroom 9.42 Ft x 9.17 Ft
Bedroom 15.17 Ft x 11.00 Ft
Primary Bedroom 15.25 Ft x 12.92 Ft
Other 9.08 Ft x 6.33 Ft
Other 5.25 Ft x 9.42 Ft

Bedroom 14.58 Ft x 11.58 Ft
Family room 16.75 Ft x 14.50 Ft
Storage 3.83 Ft x 2.42 Ft
Furnace 4.83 Ft x 8.92 Ft
2pc Bathroom 5.67 Ft x 4.67 Ft
Dining room 14.67 Ft x 9.08 Ft

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

Listing Presented By:



Originally Listed by:
The Agency North Central Alberta

RE/MAX

RE/MAX Fort McMurray

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4pc Bathroom 6.42 Ft x 9.00 Ft

Other 8.92 Ft x 12.33 Ft

Kitchen 16.75 Ft x 11.50 Ft

Living room 16.42 Ft x 15.92 Ft