



300 Sparrow Hawk Drive Fort McMurray Alberta

\$419,900

Welcome to 9-300 Sparrow Hawk Drive: The simplicity and coziness of this townhouse is emphasized by the large rooms and oversized windows which capture as much light and airflow as possible. As you enter on the main level, you'll find the bright living room with a beautiful large electric fireplace feature wall. The space is appointed with updated vinyl plank flooring and 9 foot ceilings that flows nicely through the arches to the kitchen. The spacious eat-in kitchen offers a large island with new sink, a plethora of cabinetry and countertop space, and stainless steel appliances. The dining area is highlighted by an oversized window with a custom wood surround feature wall that can be found throughout the home. At the back you will find access to the low maintenance back yard and a detached double garage. Additional parking is found behind the garage with a paved parking pad offering additional parking for two more vehicles. A few steps down from the kitchen is a powder room adorned with the same custom wood feature wall. Continue down to the fully developed lower level with another custom wall feature that welcomes you to two more large bedrooms each with walk-in closets, updated vinyl plank flooring, and large windows inviting in natural light. Both bedrooms feature ensuite bathrooms with modern updates including tiled mosaic backsplashes and updated vanities, offering convenience and comfort. Laundry facilities are conveniently located on this level as well. The top level is host to three bedrooms with the same vinyl plank found throughout. Two generous sized rooms with a shared four-piece bathroom is separated from the primary by the conveniently located laundry. The primary retreat was designed to have a king sized bed and is completed by a large walk-in closet and four-piece bathroom. All bathrooms have a tiled mosaic backsplash and plenty of storage. This imm...

4pc Bathroom 8.08 Ft x 4.83 Ft

4pc Bathroom 9.25 Ft x 8.92 Ft

Bedroom 10.25 Ft x 12.08 Ft

Bedroom 10.58 Ft x 12.00 Ft

Bedroom 20.67 Ft x 10.42 Ft

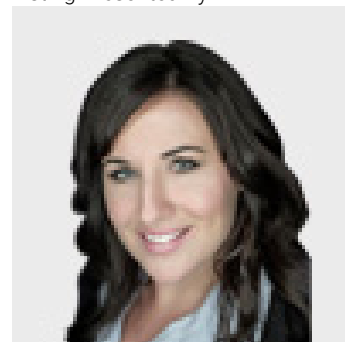
Bedroom 15.75 Ft x 11.42 Ft

Furnace 4.75 Ft x 8.50 Ft

2pc Bathroom 5.50 Ft x 4.58 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

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Primary Bedroom 15.17 Ft x 12.75 Ft

3pc Bathroom 6.25 Ft x 6.25 Ft

3pc Bathroom 6.25 Ft x 6.00 Ft

Dining room 14.58 Ft x 9.92 Ft

Kitchen 16.67 Ft x 10.58 Ft

Living room 16.33 Ft x 15.83 Ft