

# \$475,000 - 13, 208 Sparrow Hawk Drive, Fort McMurray

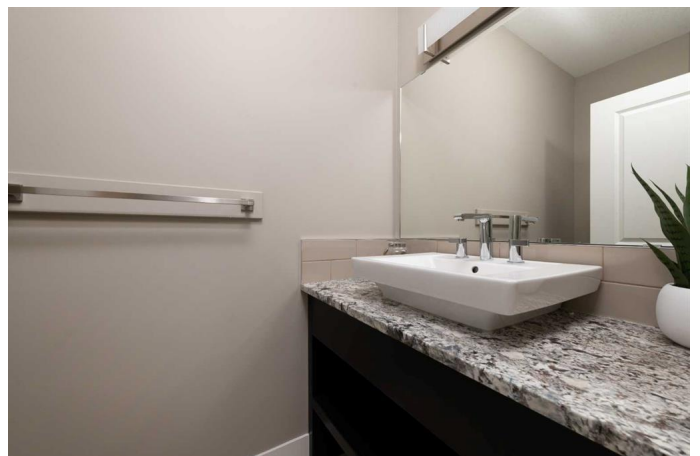
MLS® #A2201489

**\$475,000**

4 Bedroom, 3.00 Bathroom, 1,644 sqft  
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 208 Sparrow Hawk Drive #13. This Eagle Ridge executive townhome offers everything you could want! Perfectly situated within walking distance of schools, shops, restaurants, walking trails, and more, the location is unbeatable. As you step inside, a spacious foyer welcomes you into the open-concept main floor. Bright and inviting, the space is enhanced by large windows and sleek modern light fixtures. The living room features a stylish gas fireplace and direct access to the back deck, creating the perfect setting for entertaining family and friends. The kitchen boasts rich cabinetry, stainless steel appliances, granite countertops, and a generous island with a breakfast bar for casual dining. A convenient 2-piece powder room completes this level. Upstairs, you'll discover three generously sized bedrooms, each outfitted with coveted walk-in closets. The primary suite offers a private spa-like retreat complete with a 5-piece ensuite bathroom. A modern 4-piece main bathroom serves the additional bedrooms, completing this level in style. The fully developed walkout basement adds even more living space, featuring a large family room with seamless flow to a second kitchen—ideal for multi-generational living or entertaining. This level also includes a spacious bedroom, a 4-piece bathroom, and a utility/laundry area for added convenience. A double attached garage and a beautifully landscaped backyard with direct access to walking trails behind the



property further enhance this home. Condo fees cover professional management, common area maintenance, garbage removal, reserve fund contributions, and insurance, ensuring a low-maintenance lifestyle. This home truly has it all! Check out the photos, floor plans and 3D tour, and book your personal viewing today.

Built in 2012

### **Essential Information**

MLS® #	A2201489
Price	\$475,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,644
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	13, 208 Sparrow Hawk Drive
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0Y8

### **Amenities**

Amenities	Snow Removal, Trash
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings, Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Environmental Reserve, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 14th, 2025
Days on Market	27
Zoning	R3

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.