

# \$350,000 - 14, 400 Sparrow Hawk Drive, Fort McMurray

MLS® #A2214733

**\$350,000**

3 Bedroom, 4.00 Bathroom, 1,225 sqft

Residential on 0.05 Acres

Eagle Ridge, Fort McMurray, Alberta

Step inside and enjoy a spacious main floor living area that leads into your beautiful kitchen complete with quartz countertops, stainless steel appliances and an eat-up island. Your laundry is conveniently located on the main floor as well. Upstairs, you'll find two good sized bedrooms and a full bathroom. Finishing off the second floor is your primary suite with stunning ensuite, walk-in closet AND your own private balcony! Notice the upgraded Hunter Douglas blinds throughout! Home is equipped with hot water on-demand (maintained and cleaned last year).

Downstairs, the fully finished basement with in-floor heating, large windows & 9 foot ceilings is a great addition with a large living area, full bathroom, separate laundry, and a kitchen with fridge & dishwasher plus a 220 receptacle for a stove - ideal for guests, teens, or potential rental income. (Currently set up for a home business, but will easily be back to the open space)

Outside, enjoy your fenced yard for added privacy and a safe space for kids or pets. Don't forget the bonus of a single detached heated garage, perfect for Alberta winters!

Whether you're looking for the perfect starter home or a turnkey investment in a family-focused, amenity-rich neighborhood, this one checks all the boxes.

Built in 2012



## Essential Information

MLS® #	A2214733
Price	\$350,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,225
Acres	0.05
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	14, 400 Sparrow Hawk Drive
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0Y7

## Amenities

Amenities	Trash
Parking Spaces	1
Parking	Heated Garage, Insulated, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Bar, Central Vacuum, Kitchen Island, Quartz Counters, Separate Entrance, Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	11
Zoning	R3

### **Listing Details**

Listing Office	EXP REALTY
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