

\$539,000 - 177 Sparrow Hawk Drive, Fort McMurray

MLS® #A2267371

\$539,000

6 Bedroom, 4.00 Bathroom, 1,617 sqft
Single Family on 0.12 Acres

Eagle Ridge, Fort McMurray, Alberta

MOVE IN READY BUNGALOW WITH A WHOPPING 3100+ SQ FT OF LIVING SPACE, 6 BEDROOMS, 4 FULL BATHROOMS, IN-FLOOR HEAT, AND UPDATES THAT INCLUDE SHINGLES, FURNACE, BOILER SYSTEM, PLUS A DETACHED DOUBLE HEATED GARAGE ALL FACING THE GREENBELT AND BIRCHWOOD TRAILS. This is a rare find that shines with pride of ownership inside and out. Step inside this well-appointed home where you are greeted by gleaming hardwood floors throughout the main living areas, which include a front great room with gas fireplace that leads you to your bright kitchen with large island and eat-up breakfast bar, corner pantry, stainless appliances, and tiled backsplash. The kitchen overlooks the oversized dining area surrounded by a bank of windows. Plus, you have a garden door that leads to your rear deck. The main level offers 9ft ceilings throughout, plus 3 generously sized bedrooms. The primary bedroom offers a 5 pc ensuite with double sinks, heated tiled floors, and a large walk-in closet. This level is complete with a separate laundry room with cabinets and an additional 4 pc bathroom with heated floors. The lower level offers a separate entrance plus loads of space with the continued 9ft ceilings, in-floor heat throughout. There is a massive family room and games room, 3 additional bedrooms, and 2 full bathrooms, even the addition of a sauna. You also have a full laundry hookup downstairs,



and cabinets for a kitchen or wet bar. On the exterior of the home, you have beautiful curb appeal, a double detached heated garage with in-floor heat. Plus, you have an additional parking stall beside the garage, which could also be used for RV parking. This home is perfectly located in Eagle Ridge, across from the greenbelt and Birchwood trails, in walking distance to two elementary schools, Eagle Ridge Commons Plaza, and quick access to site and city bus stops. This home is move-in ready and ready for immediate occupancy. Professional cleaning of the home and carpets has been completed. Call today for your personal tour. (id:6289)

Built in 2008

Essential Information

Listing #	A2267371
Price	\$539,000
Bedrooms	6
Bathrooms	4.00
Square Footage	1,617
Acres	0.12
Year Built	2008
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	177 Sparrow Hawk Drive
Subdivision	Eagle Ridge
City	Fort McMurray
Province	Alberta
Postal Code	T9K0L2

Amenities

Amenities	Playground, Schools, Shopping
Parking Spaces	3

Parking	Detached Garage, Garage, Heated Garage
# of Garages	3

Interior

Appliances	Dishwasher, Stove, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Vinyl siding
Exterior Features	Fruit trees, Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	COLDWELL BANKER UNITED
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