



GRASSROOTS
REALTY GROUP

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5, 208 Sparrow Hawk Drive
Fort McMurray, Alberta

MLS # A2302036



\$445,900

Division:	Eagle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,806 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 581
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, See Remarks, Separate Entrance		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Basement:couch, black book shelf, tv table surround, basement desk x2, black tall cabinet, Main floor: Bbq, living room tv and mount, primary bedroom bed frame/mattress/ 1 end table, dresser with mirror, primary bedroom tv stand and tv, central vac and attachments, garage heater, garage shelf stand, a/c unit.

Welcome to THE LINCOLN, an exceptional luxury townhome offering the perfect blend of space, style, and convenience. Ideally located near the Eagle Ridge walking trails, this home is just minutes from schools, amenities, and provides quick access to major highways—making everyday living effortless. Step inside to an oversized foyer that opens into a bright and spacious living room, complete with a cozy gas fireplace and direct access to the back deck featuring a gas BBQ hookup. Overlooking the fully landscaped and fenced yard, this outdoor space is perfect for relaxing or entertaining. The living room flows seamlessly into the stunning kitchen, showcasing quartz countertops, ample cabinet and counter space that includes a kitchen island, stainless steel appliances (including a 2025 stove), and a wine fridge—truly a dream for any home chef. The main floor is complete with a convenient two-piece bathroom and direct access to the double attached heated garage. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary retreat featuring a large walk-in closet and a spa-inspired ensuite with a jetted tub, stand-up shower, and a quartz vanity with dual sinks. Both additional bedrooms also offer great-sized walk-in closets, providing plenty of storage for the whole family. This home offers 2ND FLOOR LAUNDRY to make life just a bit easier. The basement has in floor heat, and offers a separate entrance through the garage and remains unfinished—ready for your future development ideas. Additional highlights include central air conditioning, hot water on demand, and some furniture included for added convenience. This is your opportunity to own a beautifully finished, move-in ready home in a highly sought-after location. Call today to book your personal showing!

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