



**225 Sparrow Hawk Drive  
Fort McMurray, Alberta**

**MLS # A2313113**



**\$572,450**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,802 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Track Lighting, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove X2, Dishwasher, Microwave X2, Washer X2, Dryer X2, A/C, All Window Coverings, and Garage Heater.

Welcome to 225 Sparrow Hawk Drive, a beautifully designed 1,802 sq ft home in the heart of Eagle Ridge offering the perfect blend of space, functionality, and lifestyle. Featuring 5 bedrooms in total, including a 2-bedroom legal basement suite, this property offers incredible flexibility for guests, extended family, or future opportunities. Step inside and immediately appreciate the rich hardwood flooring and bright open-concept layout that creates a warm and inviting atmosphere throughout the main level. The spacious living room flows seamlessly into the dining area and galley-style kitchen, thoughtfully designed for both culinary efficiency and everyday convenience. Whether you're preparing meals on busy mornings or entertaining family and friends, this layout simply works. You'll also appreciate the spacious mudroom towards the back of the home, complete with a closet for additional storage and functionality. A convenient 2-piece bathroom completes the main floor. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat featuring its own private 4-piece ensuite and a large walk-in closet. The additional bedrooms offer lots of space and share a well-appointed 4-piece main bathroom. For added everyday convenience, the upper level also features its own dedicated laundry room. The legal basement suite is an exceptional bonus, featuring two additional spacious bedrooms, a full 4-piece bathroom, a functional kitchen, and a convenient laundry area, making it a fantastic option for multigenerational living, guests, or future plans for the home. Outside is where this home truly shines for summer living. The full-length deck is fantastic for entertaining and overlooks the fully fenced backyard, while the interlocking brick patio below creates even more space to relax, host gatherings, or enjoy BBQ season to the

fullest. Adding even more value is the double detached heated garage, along with a parking pad for more parking space. Ideally located close to schools, parks, playgrounds, walking and biking trails, shopping, and all the amenities Eagle Ridge has to offer, this home delivers the perfect combination of comfort, versatility, and location. 225 Sparrow Hawk Drive is the opportunity you've been waiting for! So check out the photos, floor plans and 3D tour, and call today to book your personal viewing.