



GRASSROOTS
REALTY GROUP

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19, 300 Sparrow Hawk Drive
Fort McMurray, Alberta

MLS # A2315114



\$469,900

Division:	Eagle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,627 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: See Remarks

Foundation: Poured Concrete

Features: Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 530

LLD: -

Zoning: R3

Utilities: -

Inclusions: fridge, stove, dishwasher, washer/dryer x 2, microwave, central air, heater in garage, water softener with water filtration

Imagine waving goodbye to your children as they walk to one of two nearby elementary schools while you settle into your bright, sophisticated living room—this is the lifestyle this gorgeous 4-bedroom, 3.5-bathroom townhouse/condo offers. This fully developed two-story residence showcases contemporary finishes throughout, including rich mocha floors, a sleek modern fireplace, and a chef's kitchen appointed with stainless steel appliances, abundant cabinetry, and a generous island with breakfast bar. The thoughtfully designed main level flows seamlessly from the elegant dining nook to your private, fully fenced yard—with artificial grass - the perfect sanctuary for entertaining or simply enjoying peaceful moments. Upstairs, discover a spacious primary suite featuring a large walk-in closet, a fantastic ensuite with his and hers sinks, and a separate shower that transforms your daily routine into an indulgent escape. Beyond the home's exceptional interior, this property offers modern convenience and value. The detached 22x22 double garage provides ample storage and workspace, is heated and has a 2 car concrete driveway, while the fully finished basement with separate entrance presents incredible flexibility—whether you're welcoming a live-in caregiver, creating a guest retreat, or exploring rental income potential. This versatile space includes its own wet bar, living area, bedroom with ensuite, making it a fun place for the kids or for extended living. Nestled in a thriving community of Eagle Ridge, surrounded by green space, a serene pond, and scenic walking trails, this townhouse / condo combines the comfort of functional family living with the peace of mind every first-time buyer deserves. Here, you're not just purchasing a home; you're investing in a lifestyle where family, comfort, and sophistication converge. Walk to all amenities,

movie theatre, Tim Hortons, shopping & more. Bonus: Central Air Conditioning, Heated Garage, Water Softener with water filtration system, hot water on demand and more ... Call today to view.