\$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

OPEN HOUSE! SATURDAY APRIL 26th 12:00 - 2:00. 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'II 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).

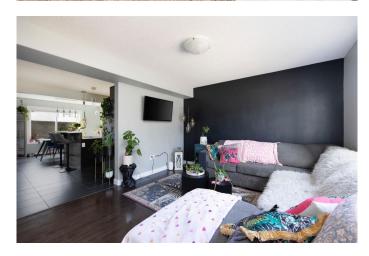
Downstairs, the fully finished basement with in-floor heating, large windows & 9 foot ceilings is a great addition with a large living area, full bathroom, separate laundry, and a kitchen with fridge & dishwasher plus a 220 receptacle for a stove â€" ideal for guests, teens, or potential rental income. (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.







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 5

Zoning R3

Listing Details

Listing Office EXP REALTY

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