

# \$399,900 - 9, 300 Sparrow Hawk Drive, Fort McMurray

MLS® #A2238479

**\$399,900**

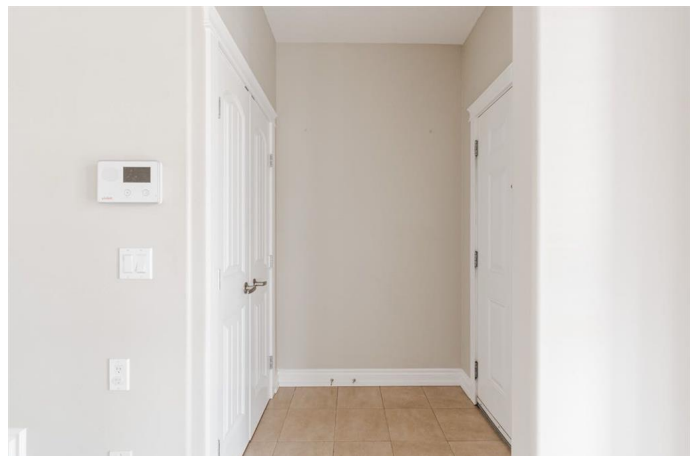
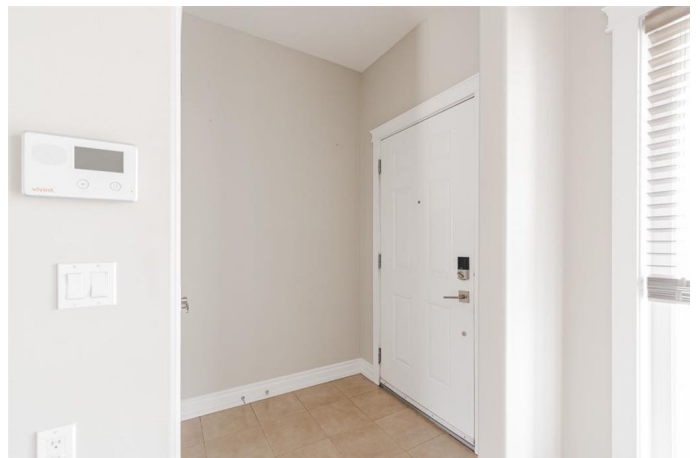
5 Bedroom, 5.00 Bathroom, 1,477 sqft

Residential on 0.06 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 9-300 Sparrow Hawk Drive: A beautifully maintained townhome in the heart of Eagle Ridge offering spacious, turnkey living with stylish finishes throughout. Step inside the main level, where you'll be greeted by a bright and inviting living room anchored by a stunning electric fireplace feature wall. Oversized windows and 9-foot ceilings enhance the sense of space, while updated vinyl plank flooring flows seamlessly through arched openings into the kitchen. The eat-in kitchen is both functional and elegant, featuring a large island with a newer sink, stainless steel appliances, and an abundance of cabinetry and counter space. A standout custom wood surround feature wall frames the oversized dining room window, a detail echoed throughout the home. From here, access the low-maintenance backyard and detached double garage, with a paved parking pad behind offering space for two additional vehicles.

Just a few steps down from the kitchen is a convenient powder room adorned with the same warm custom wood wall treatment. Continue down to the fully developed lower level, where you'll find two spacious bedrooms—each with walk-in closets, large windows, and private ensuite bathrooms complete with updated vanities and tiled mosaic backsplashes. Laundry facilities are also located on this level for added ease. Upstairs, the top level offers three more bedrooms and a second laundry area. The



spacious primary retreat is designed to accommodate a king-sized bed comfortably and features a walk-in closet and a four-piece en-suite. Two additional generous-sized bedrooms share a well-appointed four-piece bathroom. The updated vinyl plank flooring continues throughout this floor, tying the entire home together with a cohesive, modern feel. This immaculate home is nestled in the desirable Eagle Ridge community, known for its easy access to schools, parks, trails, and all the amenities of Eagle Ridge Commons. Condo fees include water, sewer, garbage and snow removal, exterior insurance, and professional managementâ€”offering low-maintenance, worry-free living. Donâ€™t miss your chance to call this beautifully finished, move-in-ready property your new home. Schedule a tour today!

Built in 2012

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2238479      |
| Price          | \$399,900     |
| Bedrooms       | 5             |
| Bathrooms      | 5.00          |
| Full Baths     | 4             |
| Half Baths     | 1             |
| Square Footage | 1,477         |
| Acres          | 0.06          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 9, 300 Sparrow Hawk Drive |
| Subdivision | Eagle Ridge               |

|             |               |
|-------------|---------------|
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9K 1A2       |

### **Amenities**

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | None                                            |
| Parking Spaces | 4                                               |
| Parking        | Double Garage Detached, Driveway, Heated Garage |
| # of Garages   | 2                                               |

### **Interior**

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, See Remarks, Vinyl Windows, Walk-In Closet(s)                                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings, Oven |
| Heating           | Forced Air                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                             |
| Fireplaces        | Electric                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Finished, Full                                                                                                                                |

### **Exterior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                     |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Mixed, Vinyl Siding                                              |
| Foundation        | Poured Concrete                                                  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 23              |
| Zoning         | R3              |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.