

\$469,900 - 13, 208 Sparrow Hawk Drive, Fort McMurray

MLS® #A2257292

\$469,900

4 Bedroom, 4.00 Bathroom, 1,797 sqft

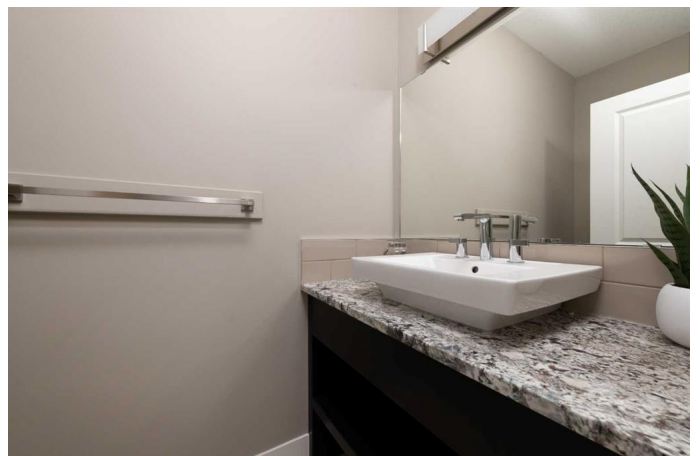
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 208 Sparrow Hawk Drive Unit 13, an executive townhome in the highly desirable community of Eagle Ridge. Ideally located within walking distance of schools, shops, restaurants, scenic trails, and everyday amenities, this home offers both convenience and lifestyle in one of Fort McMurray's most sought-after neighbourhoods.

Step inside and you are greeted by a spacious foyer that opens into a bright, open-concept main floor. Oversized windows and modern light fixtures create a warm, inviting atmosphere, while the living room is anchored by a contemporary gas fireplace and provides seamless access to the back deck—perfect for gatherings and relaxed evenings. The kitchen is a chef's delight, featuring rich cabinetry, granite countertops, stainless steel appliances, and a generous island with breakfast bar seating. A well-appointed two-piece powder room completes the main level.

Upstairs, discover three generously sized bedrooms, each with its own walk-in closet. The primary suite serves as a private retreat, boasting a spa-inspired 5-piece ensuite, while a stylish 4-piece bathroom accommodates the additional bedrooms. The fully developed walkout basement extends the living space, complete with a spacious family room, a secondary kitchen for multi-generational living or entertaining, a large bedroom, and a full



4-piece bath. A double attached garage, beautifully landscaped backyard, and direct access to walking trails add to the home's appeal. With condo fees covering professional management, common area maintenance, garbage removal, reserve fund contributions, and insurance, this residence offers an elevated lifestyle with ease and peace of mind. This home truly has it all! Check out the photos, floor plans and 3D tour, and book your personal viewing today.

Built in 2012

Essential Information

MLS® #	A2257292
Price	\$469,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,797
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	13, 208 Sparrow Hawk Drive
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0Y8

Amenities

Amenities	Trash, Snow Removal
Parking Spaces	4

Parking	Double Garage Attached, Driveway, Heated Garage
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Environmental Reserve, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	1
Zoning	R3

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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