

# **\$549,888 - 177 Sparrow Hawk Drive, Fort McMurray**

MLS® #A2242603

**\$549,888**

6 Bedroom, 4.00 Bathroom, 1,617 sqft  
Residential on 0.12 Acres

Eagle Ridge, Fort McMurray, Alberta

MOVE IN READY BUNGALOW WITH A WHOPPING 3100+ SQ FT OF LIVING SPACE, 6 BEDROOMS, 4 FULL BATHROOMS, IN-FLOOR HEAT, AND UPDATES THAT INCLUDE SHINGLES, FURNACE, BOILER SYSTEM, PLUS A DETACHED DOUBLE HEATED GARAGE ALL FACING THE GREENBELT AND BIRCHWOOD TRAILS. This is a rare find that shines with pride of ownership inside and out. Step inside this well-appointed home where you are greeted by gleaming hardwood floors throughout the main living areas, which include a front great room with gas fireplace that leads you to your bright kitchen with large island and eat-up breakfast bar, corner pantry, stainless appliances, and tiled backsplash. The kitchen overlooks the oversized dining area surrounded by a bank of windows. Plus, you have a garden door that leads to your rear deck. The main level offers 9ft ceilings throughout, plus 3 generously sized bedrooms. The primary bedroom offers a 5 pc ensuite with double sinks, heated tiled floors, and a large walk-in closet. This level is complete with a separate laundry room with cabinets and an additional 4 pc bathroom with heated floors. The lower level offers a separate entrance plus loads of space with the continued 9ft ceilings, in-floor heat throughout. There is a massive family room and games room, 3 additional bedrooms, and 2 full bathrooms, even the addition of a sauna. You also have a full laundry hookup downstairs,



and cabinets for a kitchen or wet bar. On the exterior of the home, you have beautiful curb appeal, a double detached heated garage with in-floor heat. Plus, you have an additional parking stall beside the garage, which could also be used for RV parking. This home is perfectly located in Eagle Ridge, across from the greenbelt and Birchwood trails, in walking distance to two elementary schools, Eagle Ridge Commons Plaza, and quick access to site and city bus stops. This home is move-in ready and ready for immediate occupancy. Professional cleaning of the home and carpets has been completed. Call today for your personal tour.

Built in 2008

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2242603    |
| Price          | \$549,888   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,617       |
| Acres          | 0.12        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 177 Sparrow Hawk Drive |
| Subdivision | Eagle Ridge            |
| City        | Fort McMurray          |
| County      | Wood Buffalo           |
| Province    | Alberta                |
| Postal Code | T9K 0L2                |

**Amenities**

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 3                                                |
| Parking        | Double Garage Detached, Heated Garage, Insulated |
| # of Garages   | 2                                                |

## Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features                                                                       |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Washer/Dryer, Window Coverings |
| Heating           | High Efficiency, In Floor, Forced Air, Natural Gas                                                     |
| Cooling           | Central Air                                                                                            |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 1                                                                                                      |
| Fireplaces        | Gas, Great Room                                                                                        |
| Has Basement      | Yes                                                                                                    |
| Basement          | Exterior Entry, Full, Suite                                                                            |

## Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                      |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, Street Lighting, Greenbelt |
| Roof              | Asphalt Shingle                                                                                                   |
| Construction      | Vinyl Siding                                                                                                      |
| Foundation        | Poured Concrete                                                                                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 89              |
| Zoning         | R1              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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