

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

MLS® #A2257292

**\$469,900**

4 Bedroom, 4.00 Bathroom, 1,797 sqft

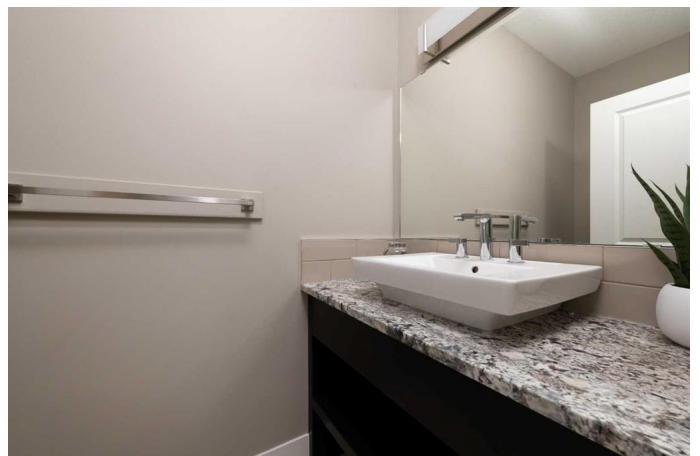
Residential on 0.00 Acres

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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