

\$449,900 - 8, 208 Sparrow Hawk Drive, Fort McMurray

MLS® #A2257510

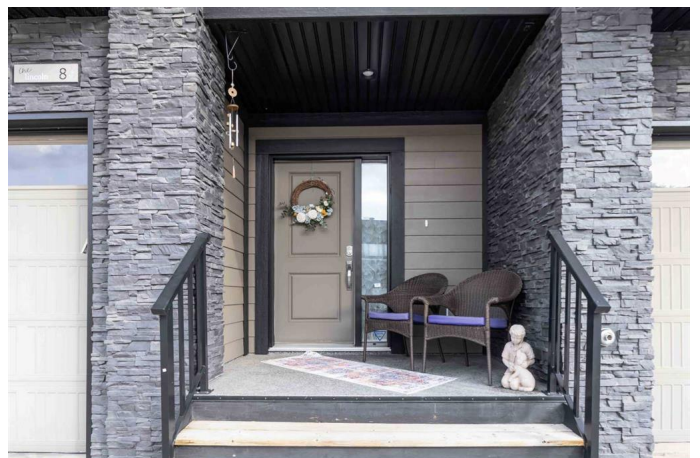
\$449,900

3 Bedroom, 4.00 Bathroom, 1,790 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

WELCOME TO THE LINCOLN, EAGLE RIDGEâ€™S EXCLUSIVE AND ONE OF A KIND EXECUTIVE TOWNHOME BACKING THE GREENBELT, WITH HIGH END FINISHING TOP TO BOTTOM, IN-FLOOR HEAT, ATTACHED HEATED DOUBLE CAR GARAGE, FRONT EXTRA WIDE DRIVEWAY, ALL ON A WALK OUT BASEMENT AND A FENCED AND LANDSCAPED YARD. This immaculate and value-packed home is where the motivated sellers have loved living for many years. When you see the pristine condition of this home, you will feel how much they loved it. Step into the bright and spacious foyer featuring a large entry closet. The foyer leads you to your open-concept living area and a great room with a feature wall that includes a built-in gas fireplace. The stunning kitchen features high-end, and recently purchased appliances, including a gas stove and a stainless range hood. The kitchen countertops are covered with granite; there is a large island with an eat-up breakfast bar and loads of cabinet space. This main level is complete with a 2-pc powder room, direct access to your garage from the home, and garden doors off the great room that lead to your private covered deck. The upper level of this home offers 3 generously sized bedrooms and 2 full bathrooms. The Primary bedroom is oversized and offers a stunning 5 pc ensuite, double sinks, large jetted tub, and a stand-up shower. In addition, you have river views from this room, plus a spacious walk-in closet. The 2nd



and 3rd upper bedrooms feature walk-in, closets too. This upper level is complete with a laundry room with a recently purchased washer and dryer. The fully finished walk-out basement offers so much versatility in how to use this space. With a separate entrance and a kitchen, you have the option to have this lower level for rental income or a mother-in-law/nanny suite. This area offers huge above-ground windows and the feature of in-floor heat, plus the continued 9ft ceilings seen on all levels of this home, and updated luxury vinyl plank floors throughout the basement. This lower living area includes a large family room, kitchen/wet bar with wrap-around island, plus a large 4th bedroom and full bathroom. The lower garden door leads to an outdoor patio. Other features of this home include, central a/c, central vac, hot water on demand, beautifully landscaped yard with trees and gardens, and gas BBQ hookup and comes with gas BBQ, and 4 car parking. This prime and sought-after location offers direct access to the Green Belt and Birchwood trails, quick access to city and site bus routes, schools, shopping plaza and more. Call today for your personal tour.

Built in 2012

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2257510 |
| Price | \$449,900 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,790 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Residential |

| | |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 8, 208 Sparrow Hawk Drive |
| Subdivision | Eagle Ridge |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 0Y8 |

Amenities

| | |
|----------------|----------------------------------|
| Amenities | Snow Removal, Trash |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Driveway |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Crown Molding, Jetted Tub |
| Appliances | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener |
| Heating | High Efficiency, In Floor, Forced Air, Hot Water, Natural Gas, See Remarks |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Great Room |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden, Private Entrance, Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, Landscaped, Level, Private, Greenbelt |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |

Foundation Poured Concrete

Additional Information

Date Listed September 16th, 2025

Zoning R3

Listing Details

Listing Office COLDWELL BANKER UNITED

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