$420,000 - 9, 300 Sparrow Hawk Drive, Fort McMurray
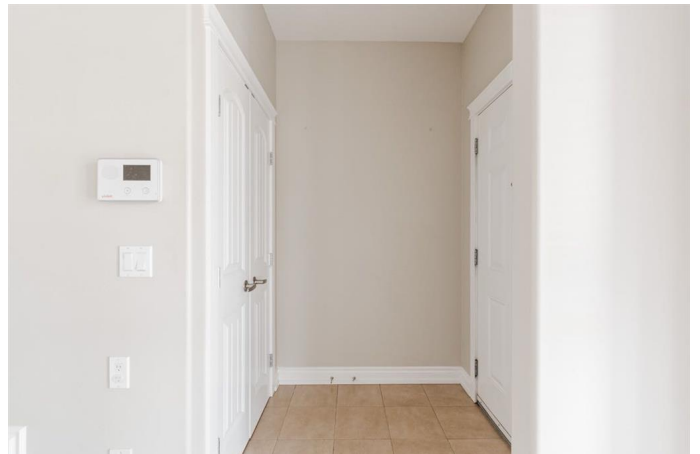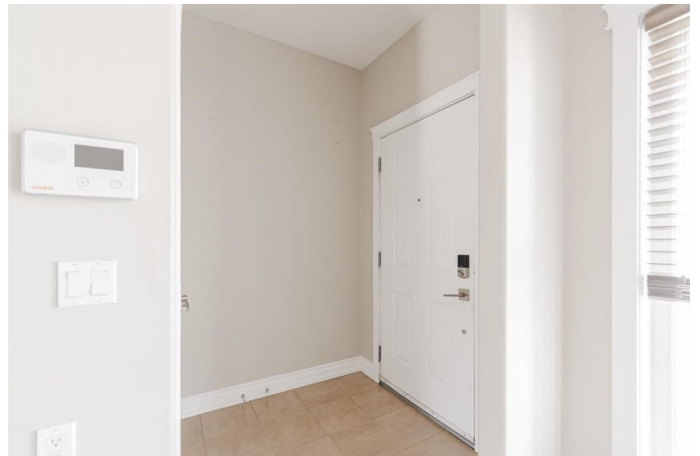
MLS® #A2238479

$420,000

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	$420,000
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, Oven, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
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	8
Zoning	R3

Listing Details

Listing Office	The Agency North Central Alberta