$350,000 - 14, 400 Sparrow Hawk Drive, Fort McMurray

MLS® #A2214733

$350,000
3 Bedroom, 4.00 Bathroom, 1,225 sqft
Residential on 0.05 Acres

Eagle Ridge, Fort McMurray, Alberta

Step inside and enjoy a spacious main floor living area that leads into your beautiful kitchen complete with quartz countertops, stainless steel appliances and an eat-up island. Your laundry is conveniently located on the main floor as well. Upstairs, youâ€™ll find two good sized bedrooms and a full bathroom. Finishing off the second floor is your primary suite with stunning ensuite, walk-in closet AND your own private balcony! Notice the upgraded Hunter Douglas blinds throughout! Home is equipped with hot water on-demand (maintained and cleaned last year).
Downstairs, the fully finished basement with in-floor heating, large windows & 9 foot ceilings is a great addition with a large living area, full bathroom, separate laundry, and a kitchen with fridge & dishwasher plus a 220 receptacle for a stove â€” ideal for guests, teens, or potential rental income. (Currently set up for a home business, but will easily be back to the open space)
Outside, enjoy your fenced yard for added privacy and a safe space for kids or pets. Donâ€™t forget the bonus of a single detached heated garage, perfect for Alberta winters!
Whether youâ€™re looking for the perfect starter home or a turnkey investment in a family-focused, amenity-rich neighborhood, this one checks all the boxes.

Built in 2012

Essential Information

MLS® #	A2214733
Price	$350,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,225
Acres	0.05
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	14, 400 Sparrow Hawk Drive
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0Y7

Amenities

Amenities	Trash
Parking Spaces	1
Parking	Heated Garage, Insulated, Single Garage Detached
# of Garages	1

Interior

Interior Features	Bar, Central Vacuum, Kitchen Island, Quartz Counters, Separate Entrance, Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2025
Days on Market	6
Zoning	R3

Listing Details

Listing Office	EXP REALTY

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