



**3, 400 Sparrow Hawk Drive
Fort McMurray, Alberta**

MLS # A2283691



\$350,000

Division:	Eagle Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,224 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 450
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: fridge, gas stove, dishwasher, washer, dryer, stackable washer dryer, blinds, curtains, basement dishwasher as is, garage door opener, central vac, all furnishings, linens and kitchenwares

SEPARATE ENTRANCE!!! 1 bedroom illegal suite. This property is TURN KEY. Just move in and unpack. It's fully furnished. The location in Eagle Ridge is close to everything, the quickest access to HWY 63, bussing, restaurants, coffee shops, trails, and steps away from the schools. This 3 bedroom plus 1 in the basement has something for everyone. A fantastic layout. The main floor has a separate living space from the kitchen and dining space. Everything you need for convenience: laundry, powder room, bright windows. There is tons of counter space in the kitchen. Upstairs there is no carpet so it's easy to keep clean. You will find good size bedrooms and linen closet. The primary bedroom has a walk in closet, 4pc ensuite and balcony. A great place for the morning coffee or watching the northern lights. The basement is self sufficient with bedroom, kitchenette and laundry. Nothing to do here but move right in! Condo fees are 449.78. Check out the detailed floor plans, 360 tour and video1