

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

**MLS # A2283691**



**\$350,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 450
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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