

# \$554,888 - 101 Sparrow Hawk Drive, Fort McMurray

MLS® #A2217715

**\$554,888**

5 Bedroom, 4.00 Bathroom, 1,548 sqft  
Residential on 0.10 Acres

Eagle Ridge, Fort McMurray, Alberta

DON'™T LET THE OUTSIDE OF THIS HOME FOOL YOU. THIS HOME HAS OVER 2600 SQ FT OF LIVING SPACE, AN ATTACHED DOUBLE GARAGE AND 3 CAR DRIVEWAY, PLUS A 2 BEDROOM LEGAL SUITE. Welcome to your next home at 101 Sparrow Hawk Dr, a custom-built home perfectly nestled in a prime location that combines convenience and charm in walking distance schools, Birchwood trails, scenic ponds, and shopping. This stunning house offers 5 bedrooms and 3 bathrooms spread over a generous 2628 sq ft of living space. The main level dazzles with polished hardwood floors throughout and a beautifully appointed kitchen with granite countertops, custom solid wood cabinets, a functional pantry, and a gas range that will inspire any home chef. Vaulted ceilings amplify the space, creating an inviting atmosphere for family and guests alike. Practicality is also covered with main floor laundry facilities. A focal point of the home is the modified bi-level layout featuring a luxurious primary bedroom suite with a lavish 5-piece ensuite bathroom with continued granite countertops, double sinks, jetted tub and stand-up shower, plus an expansive walk-in closet with built-in shelves. There are two more large bedrooms on the main level with 9ft ceilings, one offering a large bay window, and both have built-in shelving in the closets. The main level is complete with a large front entryway and back entryway mudroom and direct access to the attached



double garage. The lower level is your self-contained mortgage helper with a 2-bedroom legal suite with large above-ground windows, filling this space with loads of natural light, along with a separate entrance and ample storage. The suite's own furnace ensures complete comfort. This residence also includes a brand-new hot water tank installed in 2024 and an extra furnace servicing the main and upper levels, plus central a/c. Should you not want to have this space used as a mortgage helper, it offers so much flexibility with its layout to be your large family room and 2 additional bedrooms and full bathroom. Outdoors, appreciate the sizable lot providing ample space for relaxation and entertainment. Parking is convenient with a considerable driveway giving you 3 car parking spaces. The legal suite has its own private deck area, and the upper level has an oversized raised BBQ deck. Location is just as impressive; a short walk to St Kateri Catholic School, Dave McNeilly Public School, and quick access to amenities at Eagle Ridge Commons shopping plaza, complete with a cinema. Whether as a primary residence or as income property, this house is a remarkable find in Fort McMurray, as it is move-in ready and can provide immediate occupancy.

Built in 2009

**Essential Information**

MLS® #	A2217715
Price	\$554,888
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,548
Acres	0.10
Year Built	2009

Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	101 Sparrow Hawk Drive
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0L4

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Driveway, Garage Door Opener, Insulated
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped
Roof	Asphalt Shingle
Construction	Asphalt
Foundation	Poured Concrete

**Additional Information**

Date Listed                May 5th, 2025  
Zoning                      R1

**Listing Details**

Listing Office              COLDWELL BANKER UNITED

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