$549,888 - 177 Sparrow Hawk Drive, Fort McMurray

MLS® #A2242603

$549,888
6 Bedroom, 4.00 Bathroom, 1,617 sqft
Residential on 0.12 Acres

Eagle Ridge, Fort McMurray, Alberta

MOVE IN READY BUNGALOW WITH A WHOPPING 3100+ SQ FT OF LIVING SPACE, 6 BEDROOMS, 4 FULL BATHROOMS, IN-FLOOR HEAT, AND UPDATES THAT INCLUDE SHINGLES, FURNACE, BOILER SYSTEM, PLUS A DETACHED DOUBLE HEATED GARAGE ALL FACING THE GREENBELT AND BIRCHWOOD TRAILS. This is a rare find that shines with pride of ownership inside and out. Step inside this well-appointed home where you are greeted by gleaming hardwood floors throughout the main living areas, which include a front great room with gas fireplace that leads you to your bright kitchen with large island and eat-up breakfast bar, corner pantry, stainless appliances, and tiled backsplash. The kitchen overlooks the oversized dining area surrounded by a bank of windows. Plus, you have a garden door that leads to your rear deck. The main level offers 9ft ceilings throughout, plus 3 generously sized bedrooms. The primary bedroom offers a 5 pc ensuite with double sinks, heated tiled floors, and a large walk-in closet. This level is complete with a separate laundry room with cabinets and an additional 4 pc bathroom with heated floors. The lower level offers a separate entrance plus loads of space with the continued 9ft ceilings, in-floor heat throughout. There is a massive family room and games room, 3 additional bedrooms, and 2 full bathrooms, even the addition of a sauna. You also have a full laundry hookup downstairs,

and cabinets for a kitchen or wet bar. On the exterior of the home, you have beautiful curb appeal, a double detached heated garage with in-floor heat. Plus, you have an additional parking stall beside the garage, which could also be used for RV parking. This home is perfectly located in Eagle Ridge, across from the greenbelt and Birchwood trails, in walking distance to two elementary schools, Eagle Ridge Commons Plaza, and quick access to site and city bus stops. This home is move-in ready and ready for immediate occupancy. Professional cleaning of the home and carpets has been completed. Call today for your personal tour.

Built in 2008

Essential Information

MLS® #	A2242603
Price	$549,888
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,617
Acres	0.12
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	177 Sparrow Hawk Drive
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0L2

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, Street Lighting, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	86
Zoning	R1

Listing Details

Listing Office	COLDWELL BANKER UNITED

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