

\$239,900 - 1302, 204 Sparrow Hawk Drive, Fort McMurray

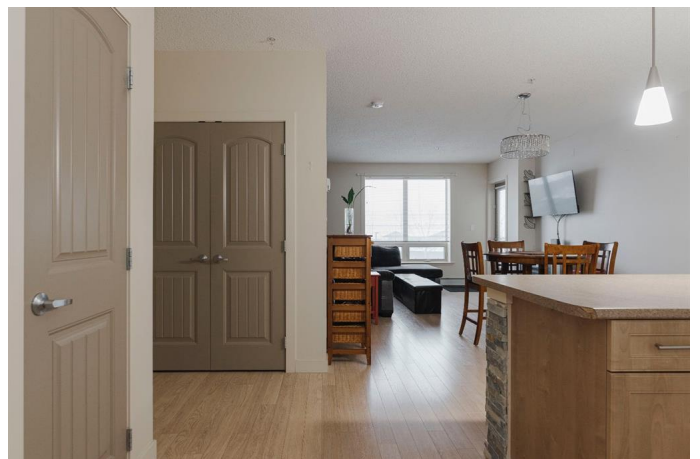
MLS® #A2186546

\$239,900

2 Bedroom, 2.00 Bathroom, 950 sqft
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 204 Sparrowhawk Drive, Unit #1302! This stunning condo in The Vistas, located in the sought-after Eagle Ridge neighborhood, offers the perfect blend of style, comfort, and convenience. With 2 bedrooms and 2 bathrooms, this unit is move-in ready and filled with natural light from its large windows. The functional kitchen features a center island, eat up bar, dining area, and plenty of counter space, making meal prep a breeze. The spacious primary bedroom includes a walk-through closet leading to a private 4-piece ensuite, while the second bedroom is conveniently located near another full bathroom. This concrete-built building ensures a quieter living experience, perfect for those seeking peace and privacy. Additional highlights include in-suite laundry, ample storage, and a balcony equipped with a gas line for your BBQ. The building is ideally situated just steps away from nature and the Birchwood Trails, offering endless outdoor adventures. It's also a short walk to the Eagle Ridge Commons centre for shopping and dining, as well as two nearby elementary schools, making it a fantastic choice for families. Enjoy the perks of this well-maintained building, including access to a gym, an underground car wash bay, and proximity to some of the city's best amenities. The unit also comes with 2 titled underground parking stalls and a titled underground storage



unit. Condo fees cover water and heat, making this property an excellent low-maintenance choice. Don't miss out on this fantastic opportunity—call today to schedule your private viewing!

Built in 2010

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2186546 |
| Price | \$239,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 950 |
| Acres | 0.00 |
| Year Built | 2010 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Apartment |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 1302, 204 Sparrow Hawk Drive |
| Subdivision | Eagle Ridge |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 0P1 |

Amenities

| | |
|----------------|---------------------------------|
| Amenities | Fitness Center, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Underground, Parkade, Titled |

Interior

| | |
|-------------------|--|
| Interior Features | Open Floorplan, Closet Organizers |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Microwave Hood Fan |
| Heating | Baseboard |

| | |
|--------------|------|
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction | Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 17th, 2025 |
| Days on Market | 75 |
| Zoning | R3 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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