

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

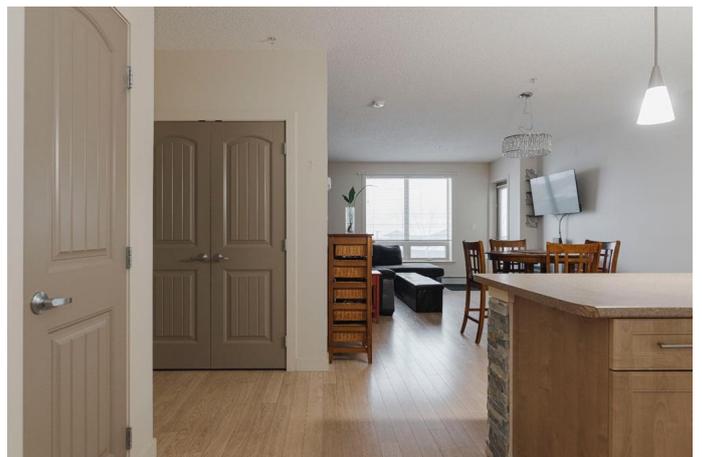
MLS® #A2186546

\$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	92
Zoning	R3

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.