

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

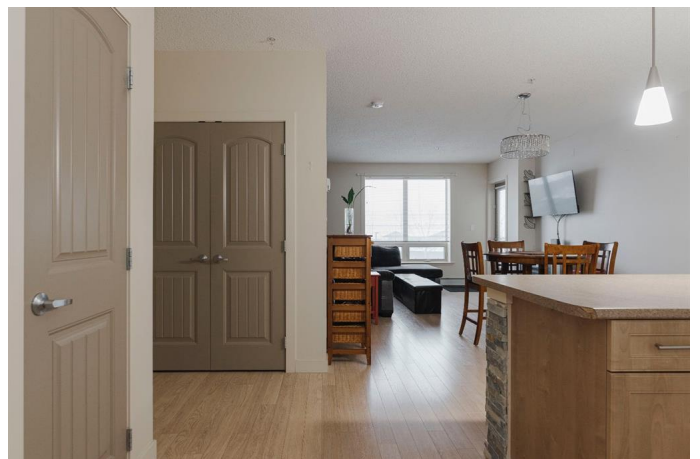
MLS® #A2186546

**\$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	77
Zoning	R3

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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