



THE
A-TEAM

**RE/MAX
FIRST**

204 SPARROW HAWK Drive #1209, Fort McMurray T9K 0P1

MLS® #: **A2112081** Area: **Eagle Ridge** Listing Date: **03/07/24** List Price: **\$269,900**
Status: **Active** County: **Wood Buffalo** Change: **-\$10k, 23-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Fort McMurray**
Year Built: **2010**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **940**
Low Sqft:
Ttl Sqft: **940**

DOM

64
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Parkade, Underground**

Utilities and Features

Roof:
Heating: **Hot Water**
Sewer:
Ext Feat: **Balcony**
Construction: **Brick, Concrete, Stucco**
Flooring: **Carpet, Laminate, Linoleum**
Water Source:
Fnd/Bsmt:
Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings**
Int Feat: **Kitchen Island**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	10`0" x 5`0"	4pc Ensuite bath	Main	5`0" x 10`0"
Bedroom	Main	14`3" x 10`8"	Kitchen	Main	12`3" x 10`0"
Laundry	Main	4`0" x 0`0"	Living Room	Main	17`0" x 12`5"
Walk-In Closet	Main	11`6" x 10`0"	Bedroom - Primary	Main	11`6" x 10`0"

Legal/Tax/Financial

Condo Fee: **\$608** Title: **Fee Simple** Zoning: **R3**

Fee Freq:
Monthly

Legal Desc: **1025257**

Remarks

Pub Rmks:

GREENBELT VIEWS! Step into a world of elevated condo living at 1209-204 Sparrowhawk Drive, where this second floor condo sets itself apart with a prime location and unparalleled views. Imagine waking up each day to the soothing views of the greenbelt right outside your window - a rare and exclusive feature that defines this condo complex. Located in the highly sought-after Vistas, in the popular community in the heart of Eagle Ridge close to the Eagle Ridge Commons which has all your shopping and entertainment which stores, restaurants, movie theatre and next to the Birchwood Trails. Enjoy the lifestyle that comes from living on these trails where you can enjoy year-round outdoor activities like cross country skiing, biking, and hiking. A you step inside this unit the first thing you will notice is how bright and sunny this unit is with its south- west facing windows. The main living area has laminate flooring throughout creating a cohesive atmosphere. This functional floor plan adds to the appeal featuring an in-suite laundry room and 2 bedrooms strategically separated by the main living space. The primary bedroom is complete with a walk-through closet that leads to its own 4-piece ensuite, while the second bedroom enjoys easy access to another 4-piece main bathroom. Beyond the unit's walls, enjoy secure living within a quiet concrete building that not only provides a gym but also ample visitor parking for your guests' convenience. Your peace of mind is further enhanced by secure access, a car wash bay, and a comfortable 7-foot clearance. This unit comes with an underground tandem heated parking stall (#163), a separate storage locker (#316), secure access, 7ft clearance and a car wash bay. Embrace the unique lifestyle offered by 1209-204 Sparrowhawk Drive - where condo living meets the tranquility of a greenbelt backdrop.

Inclusions:

Fridge, stove, OTR microwave, washer, dryer, dishwasher, all window coverings.

Property Listed By:

RE/MAX FORT MCMURRAY

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800







