



THE
A-TEAM

**RE/MAX
FIRST**

204 SPARROW HAWK Drive #1403, Fort McMurray T9K 0P1

MLS® #: **A2113255**

Area: **Eagle Ridge**

Listing Date: **03/07/24**

List Price: **\$269,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

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: **1,016**
Low Sqft:
Ttl Sqft: **1,016**

DOM

73
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler, Forced Air**
Sewer:
Ext Feat: **Balcony, Storage**

Construction: **Concrete**
Flooring: **Carpet, Laminate, Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Electric Stove, Microwave, Washer/Dryer**
Int Feat: **Breakfast Bar, Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7`5" x 9`11"
Bedroom	Main	12`1" x 10`2"
Foyer	Main	8`2" x 5`5"
Living Room	Main	21`5" x 15`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	8`6" x 7`3"
Den	Main	8`5" x 10`9"
Kitchen	Main	7`7" x 9`9"
Bedroom - Primary	Main	13`7" x 10`11"

Legal/Tax/Financial

Condo Fee:
\$660

Title:
Fee Simple

Zoning:
R3

Legal Desc:	1025256	Fee Freq: Monthly	Remarks
Pub Rmks:	2 Bedroom + Den! Top Floor Unit! Skyline Views! Welcome to #1403 204 Sparrow Hawk Drive! This 1016 sq ft., 2 bed, 2 bath + den unit sits in the beautiful neighbourhood of Eagle Ridge. Enjoy a bright and functional main living space that features large windows, laminate floors and convenient access to an exterior balcony. The kitchen is complete with a dining area, centre island with eat up breakfast bar and an ideal amount of counter space. The spacious primary bedroom features a large closet as well as a 4 piece ensuite bath with large windows to take in the skyline views! Condo fees include water and heat! Enjoy use of 1 tandem underground stall. This building has access to a gym, underground wash bay and is only a skip and a jump away from some of the nicest trails in the city. Call now to schedule your private viewing		
Inclusions:	Fridge, Stove, Dishwasher, Washer, Dryer, Microwave. garage door opener		
Property Listed By:	ROYAL LEPAGE BENCHMARK		

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







