



THE
A-TEAM

**RE/MAX
FIRST**

204 SPARROW HAWK Drive #2110, Fort McMurray T9K0P1

MLS® #: **A2120023**

Area: **Eagle Ridge**

Listing Date: **04/04/24**

List Price: **\$129,500**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$4k, 14-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2010

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft:

473

Low Sqft:

Ttl Sqft:

473

Lot Shape:

DOM

45

Layout

Beds:

1 (1)

Baths:

1.0 (1 0)

Style:

Apartment

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Off Street, Stall

Utilities and Features

Roof:

Heating:

Boiler

Sewer:

Ext Feat:

Private Entrance, Storage

Construction:

Concrete

Flooring:

Ceramic Tile, Laminat

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Dishwasher, Electric Range, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings

Breakfast Bar, Ceiling Fan(s), Open Floorplan, Separate Entrance, Vinyl Windows

Room Information

Room

4pc Bathroom

Level

Main

Dimensions

1`1" x 1`1"

Room

Bedroom

Level

Main

Dimensions

1`0" x 1`0"

Legal/Tax/Financial

Condo Fee:

\$323

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

R3

Legal Desc:

1025257

Remarks

Pub Rmks:

This delightful ground floor studio apartment offers a perfect blend of comfort, convenience, and affordability. Situated in the sought-after Vistas, this property presents an excellent opportunity for first-time buyers looking to enter the market or savvy investors seeking a lucrative rental opportunity. The spacious open-concept design maximizes space efficiency, creating a bright and airy atmosphere with impressive views. Prepare delicious meals in the sleek and contemporary kitchen with ample cabinet storage, and a convenient breakfast bar. Unwind and relax in the cozy living area, perfect for movie nights or entertaining friends. Perhaps the most impressive feature of this property is the exceptional patio with its park like setting. Step outside onto your private patio - its ideal for enjoying your morning coffee or soak up the sunshine. Don't miss out on this fantastic opportunity to own a charming ground floor studio apartment in a prime location. Schedule a viewing today and make this your new home sweet home!

Inclusions:

N/A

Property Listed By:

ROYAL LEPAGE BENCHMARK

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



