



THE
A-TEAM

**RE/MAX
FIRST**

204 SPARROW HAWK Drive #1216, Fort McMurray T9K 0P1

MLS®#: **A2142011** Area: **Eagle Ridge** Listing Date: **06/18/24** List Price: **\$179,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **608**
 Low Sqft:
 Ttl Sqft: **608**

DOM
90
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: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete, Stucco**
 Flooring: **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings**
 Int Feat: **Elevator, See Remarks, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`2" x 5`0"	Kitchen	Main	8`2" x 8`5"
Bedroom - Primary	Main	11`0" x 11`2"	Living Room	Main	24`0" x 11`7"
Walk-In Closet	Main	7`3" x 8`0"			

Legal/Tax/Financial

Condo Fee: **\$398** Title: **Fee Simple** Zoning: **R3**
 Fee Freq:

Monthly

Legal Desc: **1025257**

Remarks

Pub Rmks: **Introducing 1216-204 Sparrow Hawk Drive, a perfect choice for commuters and first-time homeowners! Nestled in the highly sought-after Vista's building in Eagle Ridge, this premier condo offers a quiet living environment, just steps away from the beautiful Birchwood Trails. This condo complex is much quieter and less congested than the other condo complexes in Eagle Ridge. This second-floor unit is move-in ready and can come fully furnished upon request. The open-concept design features a kitchen, dining area, and living room, all with durable laminate flooring. The unit includes a spacious bedroom with a walk-through closet leading to a 4-piece bathroom. Enjoy the convenience of in-suite laundry and stay comfortable year-round with AIR CONDITIONING. The secure, concrete building offers plenty of visitor parking, ensuring peace of mind for you and your guests. This unit comes with a titled parking stall (#403) and a titled storage locker (#243) in the underground parkade, which has secure access, a 7-foot clearance, and a car wash bay. Experience the best of condo living in Eagle Ridge's premier location. Don't miss out on this fantastic opportunity to own a home in a quiet, desirable neighborhood!**

Inclusions: **Fridge, stove, dishwasher, washer, dryer, all window coverings, OTR microwave, AC unit, all furnishing (neg)**

Property Listed By: **RE/MAX FORT MCMURRAY**

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