



THE
A-TEAM

**RE/MAX
FIRST**

204 SPARROW HAWK Drive #2405, Fort McMurray T9K 0P1

MLS®#: **A2161603**

Area: **Eagle Ridge**

Listing Date: **08/30/24**

List Price: **\$295,000**

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**

Finished Floor Area

Abv Sqft: **1,104**
Low Sqft:
Ttl Sqft: **1,104**

DOM

19
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:
Lot Feat:
Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Microwave, Stove(s), Washer/Dryer**
Int Feat: **Elevator, High Ceilings, Kitchen Island, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	15`1" x 11`2"
Kitchen	Main	10`10" x 14`3"
Laundry	Main	2`0" x 3`10"

Room	Level	Dimensions
4pc Ensuite bath	Main	0`0" x 0`0"
Dinette	Main	9`8" x 11`9"
Living Room	Main	14`1" x 10`7"
Bedroom - Primary	Main	15`3" x 15`9"

Legal/Tax/Financial

Condo Fee:
\$668

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **1025257**

Remarks

Pub Rmks: **Welcome to Your Dream Condo in Eagle Ridge!** Imagine living in one of the most sought-after locations in all of Fort McMurray—perched on the top floor in beautiful Eagle Ridge. This 1021 square foot, 2-bedroom, 2-bathroom, double underground parking, 2 balconies, condo offers not just a home, but a lifestyle that's both tranquil and convenient. Step inside to find a freshly painted space that feels just like new. The kitchen is a chef's dream with plenty of counter space and a handy pantry for all your storage needs. Whether you're whipping up a quick meal or preparing a feast, this kitchen is ready to handle it all. The living room is the heart of the home, opening up to a south-facing balcony that overlooks the lush green trees. It's the perfect spot for your morning coffee or to unwind after a long day while soaking in the beauty of nature. And speaking of balconies, the primary bedroom offers its own private east-facing retreat, drenched in natural light. Imagine waking up here, greeted by the sunrise and a breath of fresh air. The room is spacious, bright, and has its own 4-piece ensuite for that added touch of luxury. The second bedroom is just as inviting, ideal for guests, a home office, or a cozy den. The main bathroom, also a 4-piece, is conveniently located and designed with your comfort in mind. One of the standout features of this condo is the tandem parking stall in the underground garage—room for two cars and a storage locker to keep all your belongings organized and out of sight. Plus, with no carpet in sight, the space is easy to clean and maintain, making it perfect for busy lives. The location is simply unbeatable. Nestled on greenspace, this home offers peace and quiet, with the bonus of breathtaking views—just imagine watching the northern lights dance across the sky from your own balcony! Eagle Ridge is known for its serene atmosphere, and you'll love coming home to this tranquil escape. But it's not just about the home—it's about the lifestyle. In-suite laundry, air conditioning, and being fully furnished make this condo move-in ready. Whether you're a first-time buyer, downsizing, or looking for an investment, this property checks all the boxes. **Check out the drone footage in the photos and video, along with the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?**
Fridge, stove, dishwasher, washer, dryer, window coverings, microwave, air conditioner, all furniture.**

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

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









