



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**204 SPARROW HAWK Drive #2115, Fort McMurray T9K 1P1**

MLS® #: **A2180081**      Area: **Eagle Ridge**      Listing Date: **11/20/24**      List Price: **\$289,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

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

Finished Floor Area  
 Abv Sqft: **975**  
 Low Sqft:  
 Ttl Sqft: **975**

DOM  
**31**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

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

Access:  
 Lot Feat: **Backs on to Park/Green Space,Few Trees,Greenbelt,Landscaped,Views**  
 Park Feat: **Stall,Tandem,Titled,Underground**

Utilities and Features

Roof:  
 Heating: **Boiler**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **Laminate Counters,No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`2"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`7" x 5`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`10" x 12`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>9`7" x 5`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`4" x 9`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`9" x 19`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 10`11"</b>			

Legal/Tax/Financial

Condo Fee: **\$593**      Title: **Fee Simple**      Zoning: **R3**

Fee Freq:  
**Monthly**

Legal Desc: **1025257**

Remarks

Pub Rmks: **Welcome to The Vistas at 204 Sparrow Hawk Drive: Discover life in one of the most sought-after buildings in town, where modern living meets serene surroundings. Nestled in Eagle Ridge and backing onto the picturesque Birchwood Trails, this concrete-constructed building offers a peaceful and private retreat while this beautiful turn-key CORNER UNIT boasts tranquil views of the trees from both the patio and the bedroom, making it an ideal haven to call home. Step into a bright and open floor plan designed for comfort and functionality. This two-bedroom, two-bathroom unit is thoughtfully laid out, with the bedrooms positioned on opposite sides for optimal privacy. Located on the ground level and adjacent to the stairwell, you'll enjoy the convenience of easy access to visitor parking and the playground, while the soundproofing of the concrete construction ensures a quiet and serene environment. The living space is a blend of modern style and comfort, featuring oversized windows that flood the space with natural light. The kitchen offers ample room for meal prep and entertaining, with light cabinetry, stainless steel appliances, and a spacious eat-up peninsula. The neutral aesthetic throughout makes this home easy to style to your taste. The primary bedroom is a spacious retreat that easily accommodates a king-size bed and includes a walk-in closet and private four-piece ensuite. The second bedroom, equally inviting, is adjacent to its own four-piece bathroom. Additional conveniences include in-suite laundry, interior storage, and an underground tandem parking stall with extra storage for your belongings. Enjoy the luxury of two covered patios, perfect for outdoor relaxation year-round. With both east- and west-facing exposures, you can savour the morning sun or unwind in the evening shade. A gas line on the deck adds to the convenience for BBQ enthusiasts, while air conditioning keeps you cool during warmer months. The Vistas building offers a host of amenities, including a fitness room, playground, and secure, quiet surroundings that residents love. With its proximity to trails, parks, and local conveniences, this immaculate condo has it all - Schedule a private tour today.**

Inclusions:  
Property Listed By: **N/A  
The Agency North Central Alberta**

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









