



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**204 SPARROW HAWK Drive #1415, Fort McMurray T9K 0P1**

MLS® #: **A2184898**

Area: **Eagle Ridge**

Listing Date: **01/03/25**

List Price: **\$279,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 09-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Apartment**

City/Town:

**Fort McMurray**

Year Built:

**2010**

Lot Information

Finished Floor Area

Abv Sqft:

**1,025**

Low Sqft:

Ttl Sqft:

**1,025**

Lot Sz Ar:

Lot Shape:

DOM

**127**

Layout

Beds:

**2 (2 )**

Baths:

**2.0 (2 0)**

Style:

**Apartment-Low-Rise  
(1-4)**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Tandem,Titled,Underground**

Utilities and Features

Roof:

Heating: **Baseboard,Radiant**

Sewer:

Ext Feat: **Balcony,Playground**

Construction:

**Concrete**

Flooring:

**Carpet,Laminate,Linoleum**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**

Int Feat:

**Open Floorplan,See Remarks**

Utilities:

Room Information

Room

Level

Dimensions

**4pc Bathroom**

**Main**

**8`0" x 9`10"**

**Den**

**Main**

**8`5" x 10`10"**

**Dining Room**

**Main**

**6`6" x 12`5"**

**Laundry**

**Main**

**6`11" x 8`0"**

**Bedroom - Primary**

**Main**

**13`7" x 10`10"**

Room

Level

Dimensions

**4pc Ensuite bath**

**Main**

**8`9" x 7`4"**

**Bedroom**

**Main**

**11`9" x 10`2"**

**Kitchen**

**Main**

**13`1" x 15`3"**

**Living Room**

**Main**

**10`1" x 12`5"**

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$660

Fee Simple

R3

Fee Freq:

Monthly

Legal Desc:

1025257

Remarks

Pub Rmks:

Welcome to 1415-204 Sparrow Hawk Drive. This 2-bedroom plus den, top-floor unit in the sought-after Vistas, is located in the desirable Eagle Ridge, also can be sold fully furnished! With over 1025 sq ft of living space this home offers a spacious primary bedroom with an en-suite bathroom, and a large secondary bedroom featuring a walk-in closet. An additional 4-piece bathroom off of the living room adds convenience for owners and their guests. The den provides a flexible space, perfect for an office, playroom, or personal retreat. The open-concept layout includes a great kitchen with ample amount of cupboard and counter space, dining area, spacious living room with an abundance of natural light, and a private balcony. The in-unit laundry is added convenience, along with the benefits of the underground heated parking with a titled tandem stall, titled storage locker, plus a wash bay! The building's amenities also include a fitness center and an outdoor playground. This is a quiet complex that backs onto green space and is conveniently situated close to all amenities; it is the perfect blend of comfort and practicality. Schedule your personal tour today!

Inclusions:

Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, BBQ, Underground Garage Door Remote, Furniture Negotiable

Property Listed By:

EXP REALTY

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













