



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**204 SPARROW HAWK Drive #1302, Fort McMurray T9K 0P1**

MLS®#: **A2186546**

Area: **Eagle Ridge**

Listing Date: **01/17/25**

List Price: **\$244,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 24-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
Sub Type: **Fort McMurray**  
City/Town: **Fort McMurray**  
Year Built: **2010**

Finished Floor Area  
Abv Sqft: **950**  
Low Sqft:  
Ttl Sqft: **950**

DOM

**73**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Titled,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Closet Organizers,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	9`11" x 4`9"
Bedroom	Main	14`8" x 10`9"
Foyer	Main	8`3" x 5`6"
Laundry	Main	4`1" x 7`10"
Bedroom - Primary	Main	11`7" x 10`0"

Room	Level	Dimensions
4pc Ensuite bath	Main	5`6" x 9`11"
Dinette	Main	9`9" x 12`6"
Kitchen	Main	8`2" x 9`8"
Living Room	Main	11`6" x 12`6"
Walk-In Closet	Main	7`1" x 6`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$615

Fee Simple

R3

Fee Freq:  
Monthly

Legal Desc: 1025257

Remarks

Pub Rmks: **Welcome to 204 Sparrowhawk Drive, Unit #1302! This stunning condo in The Vistas, located in the sought-after Eagle Ridge neighborhood, offers the perfect blend of style, comfort, and convenience. With 2 bedrooms and 2 bathrooms, this unit is move-in ready and filled with natural light from its large windows. The functional kitchen features a center island, eat up bar, dining area, and plenty of counter space, making meal prep a breeze. The spacious primary bedroom includes a walk-through closet leading to a private 4-piece ensuite, while the second bedroom is conveniently located near another full bathroom. This concrete-built building ensures a quieter living experience, perfect for those seeking peace and privacy. Additional highlights include in-suite laundry, ample storage, and a balcony equipped with a gas line for your BBQ. The building is ideally situated just steps away from nature and the Birchwood Trails, offering endless outdoor adventures. It's also a short walk to the Eagle Ridge Commons centre for shopping and dining, as well as two nearby elementary schools, making it a fantastic choice for families. Enjoy the perks of this well-maintained building, including access to a gym, an underground car wash bay, and proximity to some of the city's best amenities. The unit also comes with 2 titled underground parking stalls and a titled underground storage unit. Condo fees cover water and heat, making this property an excellent low-maintenance choice. Don't miss out on this fantastic opportunity—call today to schedule your private viewing!**

Inclusions:  
Property Listed By: **Blinds  
COLDWELL BANKER UNITED**

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









