



THE
A-TEAM

**RE/MAX
FIRST**

204 SPARROW HAWK Drive #2201, Fort McMurray T9K 0P1

MLS® #: **A2199448**

Area: **Eagle Ridge**

Listing Date: **03/10/25**

List Price: **\$179,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$3k, 08-May**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **602**
Low Sqft:
Ttl Sqft: **602**

DOM

81
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------|--------------|----------------------|--------------------------|--------------|----------------------|
| 4pc Bathroom | Main | | Bedroom - Primary | Main | 11`4" x 11`2" |
| Living Room | Main | 12`7" x 10`9" | Dining Room | Main | 8`8" x 11`4" |
| Kitchen | Main | 7`10" x 8`2" | Walk-In Closet | Main | 7`6" x 7`3" |

Legal/Tax/Financial

Condo Fee:
\$398

Title: **Fee Simple**
Fee Freq:

Zoning: **R3**

| Legal Desc: | 1025257 | Monthly | |
|------------------------------------|---------|---------|--|
| | | | Remarks |
| Pub Rmks: | | | <p>Introducing 2201-204 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 view of the Athabasca River valley from your private balcony. The secure, concrete building offers plenty of visitor parking, ensuring peace of mind for you and your guests. This unit comes with a titled above ground parking stall (#431) and a titled storage locker (#349) 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. Condo fees include professional management, exterior maintenance and snow removal, reserve fund contributions, sewer, water, heat, garbage pickup and building insurance. Don't miss out on this fantastic opportunity to own a home in a quiet, desirable neighborhood!</p> |
| Inclusions: Property Listed By: | | | <p>Fridge, stove, dishwasher, washer, dryer, all window covering, all furniture neg RE/MAX Connect</p> |

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







