

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

MLS®#:	A2199448	Area:	Eagle Ridge	Listing Date:	03/10/25	List Price: <b>\$179,900</b>		
Status:	Active	County:	Wood Buffalo	Change:	-\$3k, 08-May	Association: Fort McMurray		

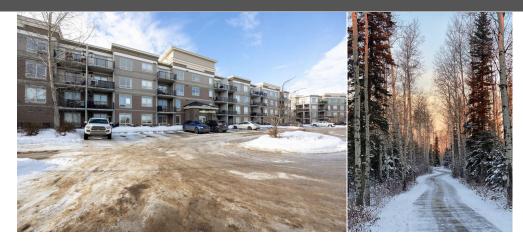


eneral Information	<u>1</u>			DOM	
ор Туре:	Residential			81	
b Type:	Apartment			Layout	
ty/Town:	Fort McMurray	Finished Floor Ar	rea	Beds:	1(1)
ar Built:	2010	Abv Sqft:	602	Baths:	1.0 (1 0)
<u>t Information</u>		Low Sqft:		Style:	Apartment-Single
t Sz Ar:		Ttl Sqft:	602		Level Unit
t Shape:					
				Parking	
				Ttl Park:	1
				Garage Sz:	-
cess:				Surage 52.	
t Feat:					
rk Feat:	Off Street, Stall				

Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Baseboard Balcony	Construction: Brick,Concrete,Stucco Flooring: Carpet,Laminate Water Source: Fnd/Bsmt:						
Kitchen Appl: Int Feat: Utilities:		Dishwasher,Dryer, See Remarks	Microwave Hood Fan,Refrigerator,Se	e Remarks,Stove(s),Washer,Window	r Coverings			
	Room Information							
Room		Level	Dimensions	Room	Level	Dimensions		
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 Legal/Tax/Financial	Main	7`6" x 7`3"		
Condo Fee: <b>\$398</b>			Title: <b>Fee Simple</b> Fee Freq:		Zoning: <b>R3</b>			

	Monthly
Legal Desc:	1025257 Remarks
Pub Rmks: Inclusions: Property Listed By:	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! Fridge, stove, dishwasher, washer, dryer, all window covering, all furniture neg RE/MAX Connect



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