



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**204 SPARROW HAWK Drive #1101, Fort McMurray T9K 0P1**

MLS® #: **A2201438**

Area: **Eagle Ridge**

Listing Date: **03/14/25**

List Price: **\$249,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

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: **932**  
Low Sqft:  
Ttl Sqft: **932**

DOM

**17**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Off Street,Parkade,Parking Pad,Stall,Underground**

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),Wall/Window Air Conditioner,Washer,Window Coverings**  
Int Feat: **Closet Organizers,Kitchen Island**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$608**  
Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **R3**

Legal Desc: **1025257**

Remarks

Pub Rmks:

**This spacious 932 SQ.FT ground floor condo offers a bright and open concept kitchen with rich cabinets and large island that overlooks the living and dining room. The large primary bedroom has a large walk through closet and a full 4PC ensuite. The living room separates the 2 bedrooms and there is a 4 PC main bathroom. The unit also offers a large storage room, in suite laundry and AIR CONDITIONING. A extra large ground level balcony is perfect for those with pets is located just off the living room and has natural gas hook ups. The unit has been upgraded with laminate flooring and custom blinds. This condo comes with a tandem heated underground stall (#149) and a storage locker(#302). Located in a soundproof concrete construction complex, residents enjoy excellent security, air-conditioned hallways, a common-area workout room, a car wash bay in the underground parkade, and an outdoor children's playground. Situated in the desirable Eagle Ridge community, this home is close to amenities, scenic trails, and bus routes. Plus, it's within walking distance of Stoney Creek Village—perfect for commuters! 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 opportunity!**

Inclusions:

**Fridge, stove, dishwasher, washer, dryer, all window covering, central ac  
RE/MAX Connect**

Property Listed By:

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







