



THE
A-TEAM

**RE/MAX
FIRST**

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

MLS® #: **A2221993**

Area: **Eagle Ridge**

Listing Date: **05/16/25**

List Price: **\$275,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

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:

1,025

Low Sqft:

Ttl Sqft:

1,025

DOM

53

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

**Apartment-Single
Level Unit**

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

Room

Level

Dimensions

Legal/Tax/Financial

Condo Fee:

\$660

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

R3

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:

Property Listed By:

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

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





