



THE
A-TEAM

**RE/MAX
FIRST**

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

MLS® #: **A2223108**

Area: **Eagle Ridge**

Listing Date: **05/21/25**

List Price: **\$234,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Year Built:
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **950**
Low Sqft:
Ttl Sqft: **950**

DOM

8

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,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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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 Unit #1302, 204 Sparrow Hawk Drive. A beautifully maintained 2-bedroom, 2-bathroom condo located in The Vistas in the sought-after Eagle Ridge neighborhood. This move-in ready home offers the perfect blend of style, comfort, and convenience, with large windows that fill the space with natural light. The functional kitchen features a center island with an eat-up bar, ample counter space, and a dining area ideal for everyday living and entertaining. The spacious living room offers plenty of room to relax and unwind, with a patio door that leads directly to your private balcony complete with a gas line for your BBQ. The primary bedroom includes a walk-through closet that leads to a private 4-piece ensuite, while the second bedroom is positioned near a second full bathroom for added convenience. This concrete-built building offers a quieter living experience, perfect for those who value privacy. The unit also features in-suite laundry and generous storage throughout. Included are two titled tandem underground parking stalls and a titled underground storage unit. Residents of The Vistas enjoy access to a fitness room and an underground car wash bay, with the added convenience of heat and water included in the condo fees. Ideally located just steps from the Birchwood Trails, this home offers easy access to nature, while also being within walking distance to Eagle Ridge Commons for shopping and dining, and close to two elementary schools. Whether you're a first-time buyer, downsizing, or looking for a low-maintenance lifestyle, this condo checks all the boxes. Don't miss your chance to call it home, schedule your private viewing today!

Inclusions:

Dishwasher, Microwave Hood Fan, Refrigerator, Stove, Washer/Dryer, Blinds

Property Listed By:

COLDWELL BANKER UNITED

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







