



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**204 SPARROWHAWK Drive #2402, Fort McMurray T9K0P1**

MLS® #: **A2225859**

Area: **Eagle Ridge**

Listing Date: **05/29/25**

List Price: **\$264,500**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 02-Jul**

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:

**954**

Low Sqft:

Ttl Sqft:

**954**

DOM

**42**

Layout

Beds:

**2 (2 )**

Baths:

**2.0 (2 0)**

Style:

**Apartment-Multi  
Level Unit**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof:

Heating: **Boiler**

Sewer:

Ext Feat: **Balcony**

Construction:

**Concrete**

Flooring:

**Carpet,Laminate**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher,Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Washer/Dryer Stacked,Window Coverings**

Int Feat:

**Laminate Counters,Open Floorplan,See Remarks**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Condo Fee:

**\$608**

Title:

**Fee Simple**

Fee Freq:

**Monthly**

Zoning:

**R3**

Legal Desc:

**1025257**

Remarks

Pub Rmks:

Welcome to 2402-204 Sparrowhawk Drive a TOP floor unit at the Vistas. Entering the unit, you will be impressed by the abundance of natural light and the exciting galley kitchen with eat up breakfast nook. This exceptionally designed floor plan adds to the appeal featuring, laminate flooring, an in-suite laundry room and 2 bedrooms which are separated by the main living space. The primary bedroom is complete with a walk-through closet that leads to its own 4-piece ensuite, while the second bedroom enjoys easy access to another 4-piece main bathroom. The living room has a sophisticated touch with its generous size and direct access to the balcony, another advantage of being on the top floor to have the most scenic views. The security of a concrete building that not only provides a gym but also visitor parking for your guests'. Enhanced by secure access, the underground parkade offers a car wash bay, and a comfortable 7-foot clearance. This unit comes with an underground tandem heated parking stall (#208), a separate storage locker (#358) Located in Eagle Ridge which has all your shopping and entertainment..... including stores, pubs, restaurants, movie theatre and the proximity of Birchwood Trails. Cassandra Slade is a licensed Associate in Alberta with RE/MAX Connect and is related to one of the sellers.

Inclusions:

Fridge, Stove, Dishwasher, Stackable Washer & Dryer, Window Coverings, Tandem Parking Stall #208, Storage unit #358

Property Listed By:

RE/MAX Connect

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









