

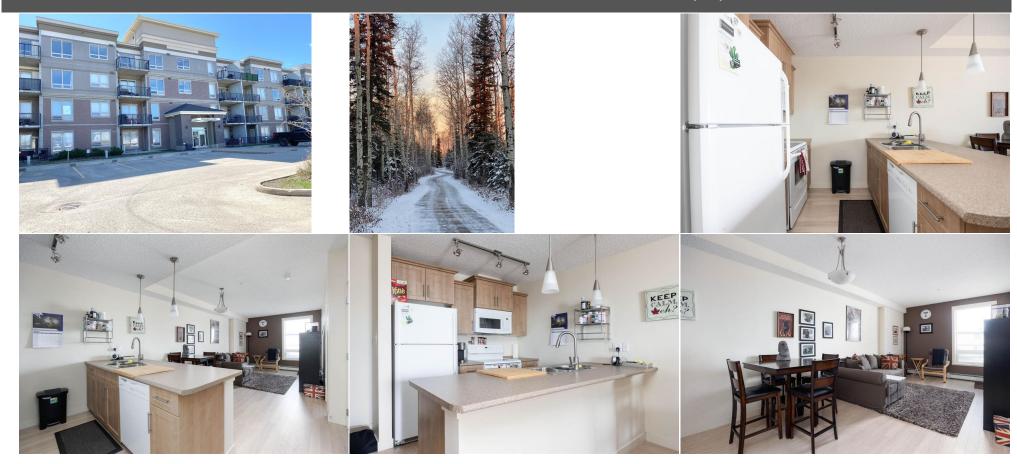
## 204 SPARROW HAWK Drive #2201, Fort McMurray T9K 0P1

ALS®#:	A2230990	Area:	Eagle Ridge	Listing Date:	06/12/25	List Price	\$ <b>179,900</b>				
tatus:	Active	County:	Wood Buffalo	Change:	None	Associati	on: Fort McMurray				
				General Inf Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape:	ation	Residential Apartment Fort McMurray 2010	<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft:	602 602	DOM 2 Layout Beds: Baths: Style:	1 (1 ) 1.0 (1 0) Apartment-Single Level Unit	
				Access: Lot Feat: Park Feat:		Off Street,Stall			<u>Parking</u> Ttl Park: Garage Sz:	1	
						Utilities and Featur	es				
Roof: Heating: Gewer: Ext Feat:	Baseboard Balcony					Construc Brick,Co Flooring: Carpet, Water So Fnd/Bsm					
Kitchen Appl: nt Feat: Jtilities:	:	Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings See Remarks Room Information									

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	Level	Dimensions
Condo Fee: <b>\$398</b>		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>		Zoning: <b>R3</b>	
Legal Desc:	1025257	-			
			Remarks		

Pub Rmks: 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! Inclusions: Fridge, stove, dishwasher, washer, dryer, all window covering, all furniture neg **RE/MAX Connect** 

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



Property Listed By:



