



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**204 SPARROW HAWK Drive #2218, Fort McMurray T9K0L3**

MLS® #: **A2236538**

Area: **Eagle Ridge**

Listing Date: **07/01/25**

List Price: **\$165,000**

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: **486**  
Low Sqft:  
Ttl Sqft: **486**

DOM

**2**

Layout

Beds: **0**  
Baths: **1.0 (1 0)**  
Style: **Apartment-  
Loft/Bachelor/Studio**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Guest,Owned,Parking Lot,Permit Required,Plug-In,Stall**

Utilities and Features

Roof: **Asphalt**  
Heating: **Baseboard**

Sewer:  
Ext Feat: **Balcony,BBQ gas line,Playground,Storage**

Construction:

**Concrete**

Flooring:

**Laminate**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **See Remarks**

Int Feat: **Kitchen Island,Laminate Counters,Open Floorplan,See Remarks,Storage,Walk-In Closet(s)**

Utilities:

Room Information

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

Condo Fee:  
**\$300**

Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **R3**

Legal Desc:

1025257

Remarks

Pub Rmks:

**2218-204 Sparrow Hawk Drive - This 2nd floor Bachelor suite located within the Vistas is sure to impress. This concrete executive building is located on the Greenbelt with direct access to walking trails, biking trails, public, transportation, shopping, schools, park areas, and a gated playground, etc. providing views from every balcony. Your well maintained home provides high ceilings, an abundance of natural lighting, with a floor plan that offers functional living space. Your home is equipped with a bright kitchen, offering lots of cupboard and laminated counter space, with an eat up island, looking into your bright living space. Your living room is oversized with a large window and access to your large deck looking over the front of the building with views of the park. This bachelor suite also provides ample room for your sleeping space and a 4 piece bathroom, laundry, laundry within your unit, a nice sized front foyer closet and a second storage closet. Some other features include laminate flooring throughout. Freshly painted, gas hook up for your barbecue, situated within a concrete building, your own titled above ground parking stall, and underground titled storage unit. This home is a must see!!!! Call today for your private viewing.**

Inclusions:

Property Listed By:

**Fridge, Stove, Dishwasher, microwave, door FOB, stackable washer and dryer, titled above ground stall, titled storage unit, FURNISHINGS NEGOTIABLE  
COLDWELL BANKER UNITED**

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









