\$182,500 - 2201, 204 Sparrow Hawk Drive, Fort McMurray

MLS® #A2199448

\$182,500

1 Bedroom, 1.00 Bathroom, 602 sqft Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

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!





Essential Information

MLS® # A2199448 Price \$182,500

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 602 Acres 0.00

Year Built 2010

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 2201, 204 Sparrow Hawk Drive

Subdivision Eagle Ridge
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 0P1

Amenities

Amenities Car Wash, Park, Parking, Playground, Snow Removal, Trash, Visitor

Parking, Ski Accessible

Parking Spaces 1

Parking Stall, Off Street

Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, See Remarks,

Stove(s), Washer, Window Coverings

Heating Baseboard

Cooling None

of Stories 4

Exterior

Exterior Features Balcony

Construction Brick, Concrete, Stucco

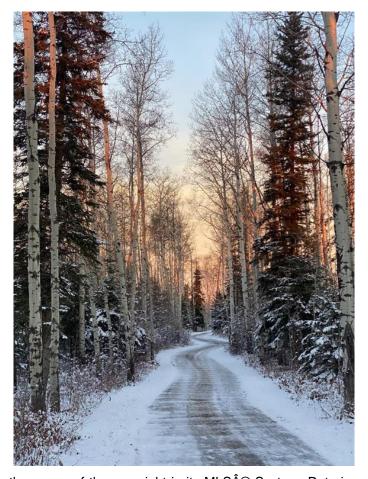
Additional Information

Date Listed March 10th, 2025

Days on Market 50 Zoning R3

Listing Details

Listing Office RE/MAX Connect



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