

\$229,900 - 1302, 204 Sparrow Hawk Drive, Fort McMurray

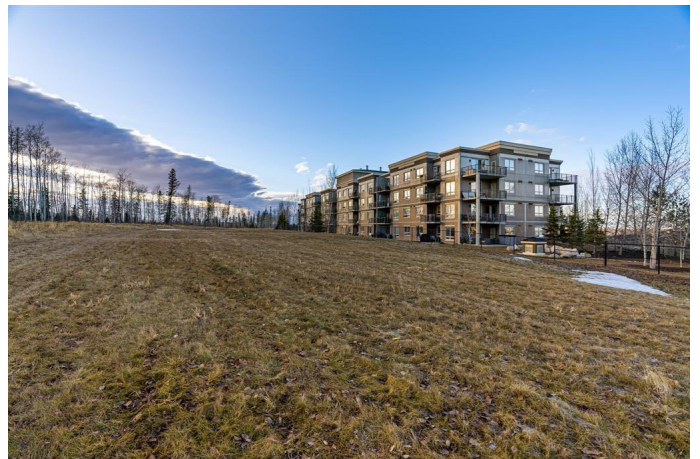
MLS® #A2223108

\$229,900

2 Bedroom, 2.00 Bathroom, 950 sqft
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

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. Donâ€™t miss your chance to call it home, schedule your private viewing today!

Built in 2010

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2223108 |
| Price | \$229,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 950 |
| Acres | 0.00 |
| Year Built | 2010 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 1302, 204 Sparrow Hawk Drive |
| Subdivision | Eagle Ridge |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 0P1 |

Amenities

| | |
|----------------|---------------------------------|
| Amenities | Fitness Center, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Parkade, Titled, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, Open Floorplan |
| Appliances | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |

| | |
|--------------|-----------|
| Heating | Baseboard |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction | Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 21st, 2025 |
| Days on Market | 26 |
| Zoning | R3 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.