

# \$269,000 - 2302, 204 Sparrow Hawk Drive, Fort McMurray

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MLS® #A2229305

**\$269,000**

2 Bedroom, 2.00 Bathroom, 959 sqft  
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 2302-204 Sparrow Hawk Drive. A Rare Opportunity in the Vistas of Eagle Ridge! This beautifully maintained third floor condo offers a perfect blend of privacy, convenience, and value in one of Fort McMurray's most desirable concrete buildings. Freshly painted and move-in ready, this 2-bedroom, 2-bathroom unit is designed with functionality and privacy in mind, featuring a split-bedroom layout ideal for roommates, guests, or a home office.

Step inside to find a bright galley-style kitchen with a breakfast bar, open to the spacious living area that leads directly to your private balcony, perfect for enjoying your morning coffee or unwinding in the evening. The primary bedroom features a walk-through closet and 4-piece ensuite, while the second bedroom has access to another full bathroom.

Additional highlights include in-suite laundry, laminate flooring throughout, and a heated underground tandem parking stall (#197) plus a separate storage locker (#365). The building offers fantastic amenities including a gym, car wash bay, visitor parking, and secure access, all just steps from the Birchwood Trails, shopping, restaurants, pubs, and the movie theatre.

As a bonus, the seller is offering the buyer



FREE CONDO FEES FOR ONE FULL YEAR!

A rare and valuable incentive!

Whether you're a first-time buyer, investor, or looking to downsize, this unit has it all.

Schedule your private showing today and experience the lifestyle the Vistas has to offer!

Built in 2010

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2229305          |
| Price          | \$269,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 959               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2302, 204 Sparrow Hawk Drive |
| Subdivision | Eagle Ridge                  |
| City        | Fort McMurray                |
| County      | Wood Buffalo                 |
| Province    | Alberta                      |
| Postal Code | T9K 0P1                      |

### Amenities

|                |                                                                                                                                  |
|----------------|----------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Fitness Center, Park, Parking, Party Room, Picnic Area, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 2                                                                                                                                |
| Parking        | Underground                                                                                                                      |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Stove(s), Washer/Dryer                                        |
| Heating           | Baseboard, Boiler                                                                    |
| Cooling           | None                                                                                 |
| # of Stories      | 4                                                                                    |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Landscaped      |
| Roof              | Other           |
| Construction      | Brick, Concrete |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 7              |
| Zoning         | R3             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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