

# \$279,900 - 1415, 204 Sparrow Hawk Drive, Fort McMurray

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MLS® #A2184898

**\$279,900**

2 Bedroom, 2.00 Bathroom, 1,025 sqft  
Residential on 0.00 Acres

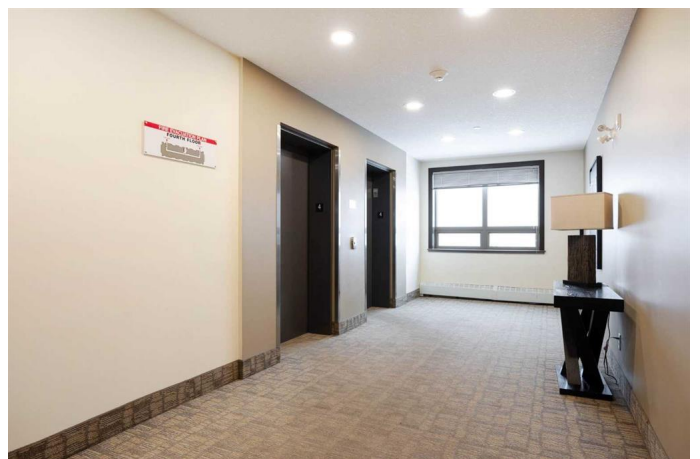
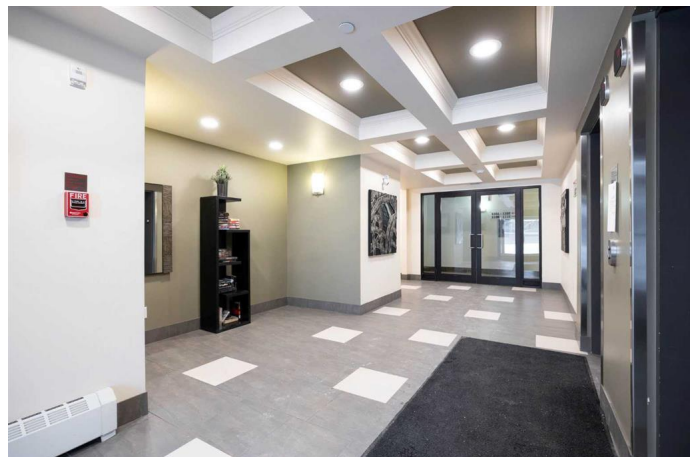
Eagle Ridge, Fort McMurray, Alberta

Welcome to 1415-204 Sparrow Hawk Drive. This 2-bedroom plus den, top-floor unit in the sought-after Vistas, is located in the desirable Eagle Ridge, also can be sold fully furnished! With over 1025 sq ft of living space this home offers a spacious primary bedroom with an en-suite bathroom, and a large secondary bedroom featuring a walk-in closet. An additional 4-piece bathroom off of the living room adds convenience for owners and their guests. The den provides a flexible space, perfect for an office, playroom, or personal retreat. The open-concept layout includes a great kitchen with ample amount of cupboard and counter space, dining area, spacious living room with an abundance of natural light, and a private balcony. The in-unit laundry is added convenience, along with the benefits of the underground heated parking with a titled tandem stall, titled storage locker, plus a wash bay! The building's amenities also include a fitness center and an outdoor playground. This is a quiet complex that backs onto green space and is conveniently situated close to all amenities; it is the perfect blend of comfort and practicality. Schedule your personal tour today!

Built in 2010

## Essential Information

MLS® #                      A2184898



|                |               |
|----------------|---------------|
| Price          | \$279,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,025         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1415, 204 Sparrow Hawk Drive |
| Subdivision | Eagle Ridge                  |
| City        | Fort McMurray                |
| County      | Wood Buffalo                 |
| Province    | Alberta                      |
| Postal Code | T9K 0P1                      |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Elevator(s), Playground, Secured Parking, Car Wash, Fitness Center |
| Parking Spaces | 2                                                                  |
| Parking        | Titled, Underground, Parkade, Tandem                               |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Open Floorplan, See Remarks                                        |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Radiant                                                 |
| Cooling           | Central Air                                                        |
| # of Stories      | 4                                                                  |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony, Playground |
| Construction      | Concrete            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 3rd, 2025 |
| Days on Market | 122               |

Zoning

R3

## **Listing Details**

Listing Office

EXP REALTY

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