

# \$234,900 - 1302, 204 Sparrow Hawk Drive, Fort McMurray

---

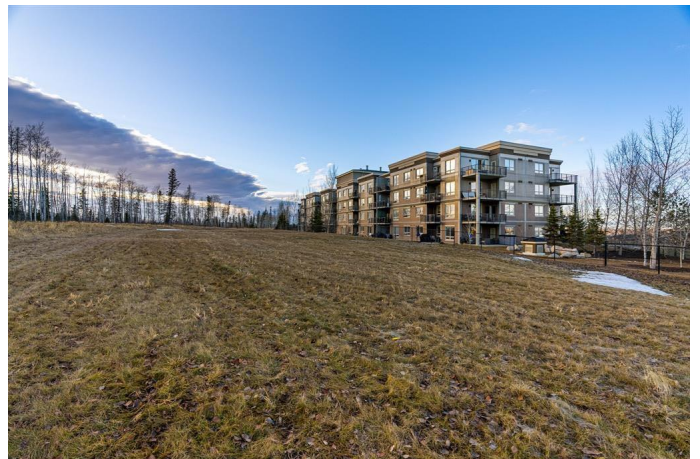
MLS® #A2186546

**\$234,900**

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

Eagle Ridge, Fort McMurray, Alberta

Welcome to 204 Sparrowhawk Drive, Unit #1302! This stunning condo in The Vistas, located in the sought-after Eagle Ridge neighborhood, offers the perfect blend of style, comfort, and convenience. With 2 bedrooms and 2 bathrooms, this unit is move-in ready and filled with natural light from its large windows. The functional kitchen features a center island, eat up bar, dining area, and plenty of counter space, making meal prep a breeze. The spacious primary bedroom includes a walk-through closet leading to a private 4-piece ensuite, while the second bedroom is conveniently located near another full bathroom. This concrete-built building ensures a quieter living experience, perfect for those seeking peace and privacy. Additional highlights include in-suite laundry, ample storage, and a balcony equipped with a gas line for your BBQ. The building is ideally situated just steps away from nature and the Birchwood Trails, offering endless outdoor adventures. It's also a short walk to the Eagle Ridge Commons centre for shopping and dining, as well as two nearby elementary schools, making it a fantastic choice for families. Enjoy the perks of this well-maintained building, including access to a gym, an underground car wash bay, and proximity to some of the city's best amenities. The unit also comes with 2 titled underground parking stalls and a titled underground storage



unit. Condo fees cover water and heat, making this property an excellent low-maintenance choice. Donâ€™t miss out on this fantastic opportunityâ€”call today to schedule your private viewing!

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2186546    |
| Price          | \$234,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 950         |
| Acres          | 0.00        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| 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      | Visitor Parking, Fitness Center |
| 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    | January 17th, 2025 |
| Days on Market | 107                |
| Zoning         | R3                 |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.