

# \$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!



Built in 2010

### 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
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Construction      Brick, Concrete, Stucco

### **Additional Information**

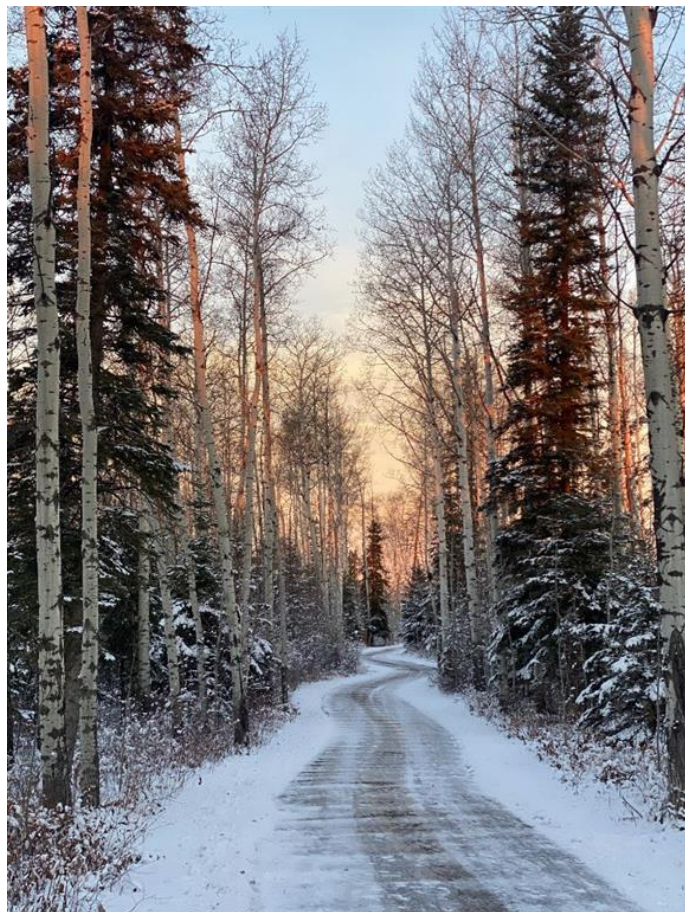
Date Listed      March 10th, 2025

Days on Market    44

Zoning             R3

### **Listing Details**

Listing Office     RE/MAX Connect



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