

\$275,000 - 1415, 204 Sparrow Hawk Drive, Fort McMurray

MLS® #A2221993

\$275,000

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® # A2221993



| | |
|----------------|-------------------|
| Price | \$275,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,025 |
| Acres | 0.00 |
| Year Built | 2010 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| 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 | Car Wash, Elevator(s), Fitness Center, Playground, Secured Parking |
| Parking Spaces | 2 |
| Parking | Parkade, Tandem, Titled, Underground |

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 | May 16th, 2025 |
| Days on Market | 100 |

Zoning R3

Listing Details

Listing Office EXP REALTY

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