

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

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MLS® #A2223108

**\$234,900**

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

Eagle Ridge, Fort McMurray, Alberta

Welcome to Unit #1302, 204 Sparrow Hawk Drive. A beautifully maintained 2-bedroom, 2-bathroom condo located in The Vistas in the sought-after Eagle Ridge neighborhood. This move-in ready home offers the perfect blend of style, comfort, and convenience, with large windows that fill the space with natural light. The functional kitchen features a center island with an eat-up bar, ample counter space, and a dining area ideal for everyday living and entertaining. The spacious living room offers plenty of room to relax and unwind, with a patio door that leads directly to your private balcony complete with a gas line for your BBQ. The primary bedroom includes a walk-through closet that leads to a private 4-piece ensuite, while the second bedroom is positioned near a second full bathroom for added convenience. This concrete-built building offers a quieter living experience, perfect for those who value privacy. The unit also features in-suite laundry and generous storage throughout. Included are two titled tandem underground parking stalls and a titled underground storage unit. Residents of The Vistas enjoy access to a fitness room and an underground car wash bay, with the added convenience of heat and water included in the condo fees. Ideally located just steps from the Birchwood Trails, this home offers easy access to nature, while also being within walking distance to Eagle Ridge Commons for shopping and dining, and



close to two elementary schools. Whether you're a first-time buyer, downsizing, or looking for a low-maintenance lifestyle, this condo checks all the boxes. Donâ€™t miss your chance to call it home, schedule your private viewing today!

Built in 2010

**Essential Information**

MLS® #	A2223108
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	Single Level Unit
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	Fitness Center, Visitor Parking
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	May 21st, 2025
Days on Market	7
Zoning	R3

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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