

\$259,000 - 2302, 204 Sparrow Hawk Drive, Fort McMurray

MLS® #A2229305

\$259,000

2 Bedroom, 2.00 Bathroom, 959 sqft
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 2302-204 Sparrow Hawk Drive. A Rare Opportunity in the Vistas of Eagle Ridge! This beautifully maintained third floor condo offers a perfect blend of privacy, convenience, and value in one of Fort McMurray's most desirable concrete buildings. Freshly painted and move-in ready, this 2-bedroom, 2-bathroom unit is designed with functionality and privacy in mind, featuring a split-bedroom layout ideal for roommates, guests, or a home office.

Step inside to find a bright galley-style kitchen with a breakfast bar, open to the spacious living area that leads directly to your private balcony, perfect for enjoying your morning coffee or unwinding in the evening. The primary bedroom features a walk-through closet and 4-piece ensuite, while the second bedroom has access to another full bathroom.

Additional highlights include in-suite laundry, laminate flooring throughout, and a heated underground tandem parking stall (#197) plus a separate storage locker (#365). The building offers fantastic amenities including a gym, car wash bay, visitor parking, and secure access, all just steps from the Birchwood Trails, shopping, restaurants, pubs, and the movie theatre.

Whether you're a first-time buyer, investor, or



looking to downsize, this unit has it all.
Schedule your private showing today and
experience the lifestyle the Vistas has to offer!

Built in 2010

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2229305 |
| Price | \$259,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 959 |
| Acres | 0.00 |
| Year Built | 2010 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 2302, 204 Sparrow Hawk Drive |
| Subdivision | Eagle Ridge |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 0P1 |

Amenities

| | |
|----------------|--|
| Amenities | Park, Parking, Snow Removal, Visitor Parking, Car Wash, Fitness Center, Picnic Area, Party Room, Secured Parking, Storage, Trash |
| Parking Spaces | 2 |
| Parking | Underground |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s) |
| Appliances | Dishwasher, Microwave, Stove(s), Washer/Dryer |
| Heating | Baseboard, Boiler |

| | |
|--------------|------|
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Balcony |
| Lot Description | Landscaped |
| Roof | Other |
| Construction | Brick, Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 9th, 2025 |
| Days on Market | 26 |
| Zoning | R3 |

Listing Details

| | |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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