

# \$125,000 - 2218, 204 Sparrow Hawk Drive, Fort McMurray

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MLS® #A2268515

**\$125,000**

0 Bedroom, 1.00 Bathroom, 485 sqft  
Residential on 0.00 Acres

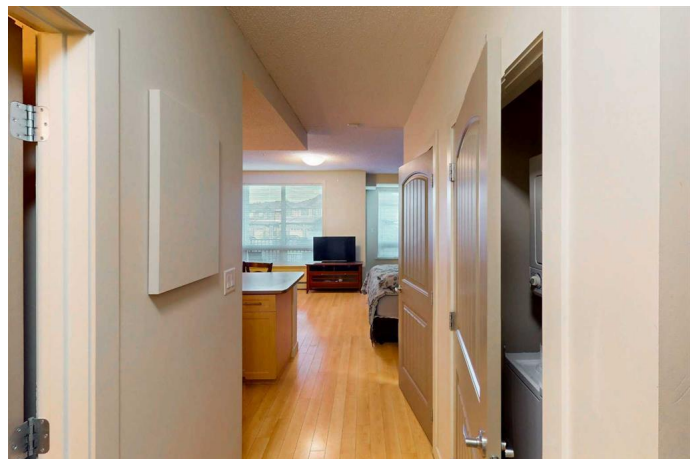
Eagle Ridge, Fort McMurray, Alberta

Welcome to The Vistas! ! Second floor, spacious and open bachelor suite in Eagle Ridge. Concrete building so very quiet for shift workers. Full size kitchen with huge island, 4 piece bath, in suite laundry and a spacious livingroom/bedroom making for the perfect hang out for the long distant commuter. Easy clean up with laminate flooring throughout. If you are a savvy investor then this is a unit that is super popular due to proximity of the bus stop, walking trails, restaurants, movie theatres, coffee shops and more. Spacious balcony from your living room where you can enjoy outdoor space that's peaceful and private. Convenient gas hook up on the balcony if bbqing is something you love. This unit also comes with a titled above ground parking stall and a titled heated storage unit. On site gym for active residents when winter hits. Furniture is negotiable. Unit was freshly painted so all this unit needs now is YOU!

Built in 2010

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2268515  |
| Price          | \$125,000 |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 485       |



|            |             |
|------------|-------------|
| Acres      | 0.00        |
| Year Built | 2010        |
| Type       | Residential |
| Sub-Type   | Apartment   |
| Style      | Loft        |
| Status     | Active      |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 2218, 204 Sparrow Hawk Drive |
| Subdivision | Eagle Ridge                  |
| City        | Fort McMurray                |
| County      | Wood Buffalo                 |
| Province    | Alberta                      |
| Postal Code | T9K 0P1                      |

### **Amenities**

|                |                             |
|----------------|-----------------------------|
| Amenities      | Elevator(s), Fitness Center |
| Parking Spaces | 1                           |
| Parking        | Parking Pad                 |

### **Interior**

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Open Floorplan, Storage, Recreation Facilities |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer                 |
| Heating           | Hot Water                                                                         |
| Cooling           | None                                                                              |
| # of Stories      | 4                                                                                 |

### **Exterior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Playground, Storage |
| Construction      | Concrete                                   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 1                  |
| Zoning         | R3                 |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | 3% REALTY FORT MCMURRAY |
|----------------|-------------------------|

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