

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

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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**

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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	80

Zoning R3

## Listing Details

Listing Office EXP REALTY

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