

\$169,900 - 1301, 204 Sparrow Hawk Drive, Fort McMurray

MLS® #A2271203

\$169,900

1 Bedroom, 1.00 Bathroom, 601 sqft
Residential on 0.00 Acres

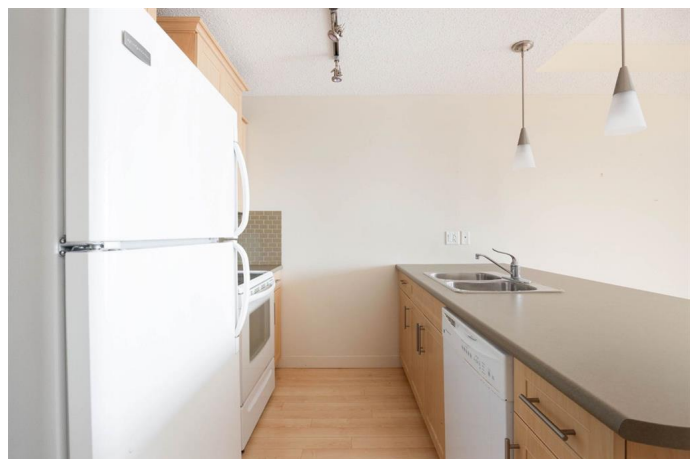
Eagle Ridge, Fort McMurray, Alberta

Welcome to The Vistas - a concrete, sound-proofed building known for its quality and comfort. This 1-bedroom condo features central air, 1 titled above-ground parking stall, and 1 titled storage unit. It's the perfect fit for a working professional or an investor looking for a reliable rental property. Inside, you'll find an open kitchen with a breakfast bar and plenty of counter space. The primary bedroom includes a walk-through closet that leads into a spacious 4-piece ensuite. One of the best features of this unit is the direct access to a large private patio complete with a gas BBQ hook-up. Plus, you're just steps away from Fort McMurray's trail system. A clean, comfortable, and well-located condo ready for its next owner. CALL TODAY FOR YOUR PERSONAL SHOWING

Built in 2010

Essential Information

MLS® #	A2271203
Price	\$169,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	601



Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1301, 204 Sparrow Hawk Drive
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0P1

Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt
Construction	Concrete

Additional Information

Date Listed	November 17th, 2025
Days on Market	3
Zoning	R3

Listing Details

Listing Office	EXP REALTY
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