



GRASSROOTS
REALTY GROUP

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2402, 204 SPARROWHAWK Drive
Fort McMurray, Alberta

MLS # A2225859



\$264,500

Division:	Eagle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	954 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 608
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Stackable Washer & Dryer, Window Coverings, Tandem Parking Stall #208, Storage unit #358

Welcome to 2402-204 Sparrowhawk Drive a TOP floor unit at the Vistas. Entering the unit, you will be impressed by the abundance of natural light and the exciting galley kitchen with eat up breakfast nook. This exceptionally designed floor plan adds to the appeal featuring, laminate flooring, an in-suite laundry room and 2 bedrooms which are separated by the main living space. The primary bedroom is complete with a walk-through closet that leads to its own 4-piece ensuite, while the second bedroom enjoys easy access to another 4-piece main bathroom. The living room has a sophisticated touch with its generous size and direct access to the balcony, another advantage of being on the top floor to have the most scenic views. The security of a concrete building that not only provides a gym but also visitor parking for your guests'. Enhanced by secure access, the underground parkade offers a car wash bay, and a comfortable 7-foot clearance. This unit comes with an underground tandem heated parking stall (#208), a separate storage locker (#358) Located in Eagle Ridge which has all your shopping and entertainment….. including stores, pubs, restaurants, movie theatre and the proximity of Birchwood Trails. Cassandra Slade is a licensed Associate in Alberta with RE/MAX Connect and is related to one of the sellers.