



GRASSROOTS
REALTY GROUP

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**2302, 204 Sparrow Hawk Drive
Fort McMurray, Alberta**

MLS # A2229305



\$259,000

Division:	Eagle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	959 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Other	Condo Fee:	\$ 608
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Fridge, stove, stackable washer/dryer, OTR microwave, dishwasher, 2 garage door remotes, blinds

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!