



**GRASSROOTS**  
REALTY GROUP

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**2209, 204 Sparrow Hawk Drive  
Fort McMurray, Alberta**

**MLS # A2231819**



**\$289,900**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	957 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 608
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** Fridge, stove, OTR microwave, dishwasher, washer, dryer, all furniture neg

AVAILABLE POSSESSION AUG 1ST! GREENBELT VIEWS! Step into a world of elevated condo living at 2209-204 Sparrowhawk Drive, where this second floor condo sets itself apart with a prime location and unparalleled views. Imagine waking up each day to the soothing views of the greenbelt right outside your window &ndash; a rare and exclusive feature that defines this condo complex. Located in the highly sought-after Vistas, in the popular community in the heart of Eagle Ridge close to the Eagle Ridge Commons which has all your shopping and entertainment which stores, restaurants, movie theatre and next to the Birchwood Trails. Enjoy the lifestyle that comes from living on these trails where you can enjoy year-round outdoor activities like cross country skiing, biking, and hiking. A you step inside this unit the first thing you will notice is how bright and sunny this unit is with its south- west facing windows. The main living area has laminate flooring throughout creating a cohesive atmosphere. This functional floor plan adds to the appeal featuring an in-suite laundry room and 2 bedrooms strategically 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. Beyond the unit's walls, enjoy secure living within a quiet concrete building that not only provides a gym but also ample visitor parking for your guests' convenience. Your peace of mind is further enhanced by secure access, a car wash bay, and a comfortable 7-foot clearance. This condo complex is much quieter and less congested than the other condo complexes in Eagle Ridge and this unit comes with an underground tandem heated parking stall (#192), a separate storage locker (#385), secure access, 7ft clearance and a car wash bay. Embrace the unique

lifestyle offered by 2209-204 Sparrowhawk Drive &ndash; where condo living meets the tranquility of a greenbelt backdrop. Currently rented to a long term corporate client for \$2268/month until July 31 2025- Buyers have an option the renew the list for move into a vacant unit!