



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**2218, 204 Sparrow Hawk Drive
Fort McMurray, Alberta**

MLS # A2236538



\$165,000

Division:	Eagle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	486 sq.ft.	Age:	2010 (15 yrs old)
Beds:	-	Baths:	1
Garage:	Guest, Owned, Parking Lot, Permit Required, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 300
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, microwave, door FOB, stackable washer and dryer, titled above ground stall, titled storage unit,
FURNISHINGS NEGOTIABLE

2218-204 Sparrow Hawk Drive - This 2nd floor Bachelor suite located within the Vistas is sure to impress. This concrete executive building is located on the Greenbelt with direct access to walking trails, biking trails, public, transportation, shopping, schools, park areas, and a gated playground, etc. providing views from every balcony. Your well maintained home provides high ceilings, an abundance of natural lighting, with a floor plan that offers functional living space. Your home is equipped with a bright kitchen, offering lots of cupboard and laminated counter space, with an eat up island, looking into your bright living space. Your living room is oversized with a large window and access to your large deck looking over the front of the building with views of the park. This bachelor suite also provides ample room for your sleeping space and a 4 piece bathroom, laundry, laundry within your unit, a nice sized front foyer closet and a second storage closet. Some other features include laminate flooring throughout. Freshly painted, gas hook up for your barbecue, situated within a concrete building, your own titled above ground parking stall, and underground titled storage unit. This home is a must see!!!! Call today for your private viewing.