



GRASSROOTS
REALTY GROUP

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1415, 204 Sparrow Hawk Drive
Fort McMurray, Alberta

MLS # A2253552



\$275,000

Division:	Eagle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,025 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Radiant
Floors:	Carpet, Laminate, Linoleum
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	Open Floorplan, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 660
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, BBQ, Furniture Negotiable

Welcome to 1415-204 Sparrow Hawk Drive. This 2-bedroom plus den, top-floor unit in the sought-after Vistas, is located in the desirable Eagle Ridge, also can be sold fully furnished! With over 1025 sq ft of living space this home offers a spacious primary bedroom with an en-suite bathroom, and a large secondary bedroom featuring a walk-in closet. An additional 4-piece bathroom off of the living room adds convenience for owners and their guests. The den provides a flexible space, perfect for an office, playroom, or personal retreat. The open-concept layout includes a great kitchen with ample amount of cupboard and counter space, dining area, spacious living room with an abundance of natural light, and a private balcony. The in-unit laundry is added convenience, along with the benefits of the underground heated parking with a titled tandem stall, titled storage locker, plus a wash bay! The building's amenities also include a fitness center and an outdoor playground. This is a quiet complex that backs onto green space and is conveniently situated close to all amenities; it is the perfect blend of comfort and practicality. Schedule your personal tour today!