



GRASSROOTS
REALTY GROUP

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2317, 204 Sparrow Hawk Drive
Fort McMurray, Alberta

MLS # A2255580



\$194,900

Division:	Eagle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	607 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landsc		

Heating:	Baseboard	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Flat, Tar/Gravel	Condo Fee:	\$ 398
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Elevator, See Remarks, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, All Furnishings, Accessories, and Kitchen utensils in unit are included (as-is, where-is, at no extra value)

Step inside this Eagle Ridge gem and you'll instantly feel like you've been dropped into the pages of a home design magazine. From the perfectly styled living room to the custom closet system that Marie Kondo would approve of; everything you see stays. Yes, that means it's fully furnished and turn-key!! This freshly painted, one-bedroom condo has brand-new laminate and vinyl plank floors underfoot, stainless steel appliances (induction stove) in the kitchen, and a covered balcony that's just begging for sunrise coffees or northern-lights spotting. Northeast exposure keeps things bright without ever roasting you out in the summer months. Because the building is fully concrete, you'll appreciate just how quiet your new home is; ideal for commuters craving peace after a long shift, executives who don't want to hear a peep between Zoom calls, or first-time buyers who love stylish serenity. Investors, you'll love that it's an instant turn-key rental. The primary bedroom is as cozy as it is practical, with a walk-through closet complete with custom organizers leading into the bathroom. And yes, there's even in-suite laundry; no more hauling baskets around. Outdoor enthusiasts can rejoice, you're steps from the Birchwood Trails, a playground in the complex, and all the amenities Eagle Ridge is famous for (Restaurants, Bar, Movie Theatre, Bowling, and More!). Plus, the condo comes with a titled parking stall and a titled storage unit; bonus points for convenience. So whether you're dreaming of a chic starter home, a low-maintenance commuter pad, or an income-ready investment, this unit delivers. Just bring yourself - everything else is already here waiting.

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