$179,900 - 2201, 204 Sparrow Hawk Drive, Fort McMurray

MLS® #A2230990

$179,900
1 Bedroom, 1.00 Bathroom, 602 sqft
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Introducing 2201-204 Sparrow Hawk Drive, a perfect choice for commuters and first-time homeowners! Nestled in the highly sought-after Vistaâ€™s building in Eagle Ridge, this premier condo offers a quiet living environment, just steps away from the beautiful Birchwood Trails. This condo complex is much quieter and less congested than the other condo complexes in Eagle Ridge. This second-floor unit is move-in ready and can come fully furnished upon request. The open-concept design features a kitchen, dining area, and living room, all with durable laminate flooring. The unit includes a spacious bedroom with a walk-through closet leading to a 4-piece bathroom. Enjoy the view of the Athabasca River valley from your private balcony. The secure, concrete building offers plenty of visitor parking, ensuring peace of mind for you and your guests. This unit comes with a titled above ground parking stall (#431) and a titled storage locker (#349) in the underground parkade, which has secure access, a 7-foot clearance, and a car wash bay. Experience the best of condo living in Eagle Ridge's premier location. Condo fees include professional management, exterior maintenance and snow removal, reserve fund contributions, sewer, water, heat, garbage pickup and building insurance. Donâ€™t miss out on this fantastic opportunity to own a home in a quiet, desirable neighborhood!

Built in 2010

Essential Information

MLS® #	A2230990
Price	$179,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	602
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2201, 204 Sparrow Hawk Drive
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0P1

Amenities

Amenities	Car Wash, Park, Parking, Snow Removal, Trash, Visitor Parking, Playground, Ski Accessible
Parking Spaces	1
Parking	Stall, Off Street

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, See Remarks
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony

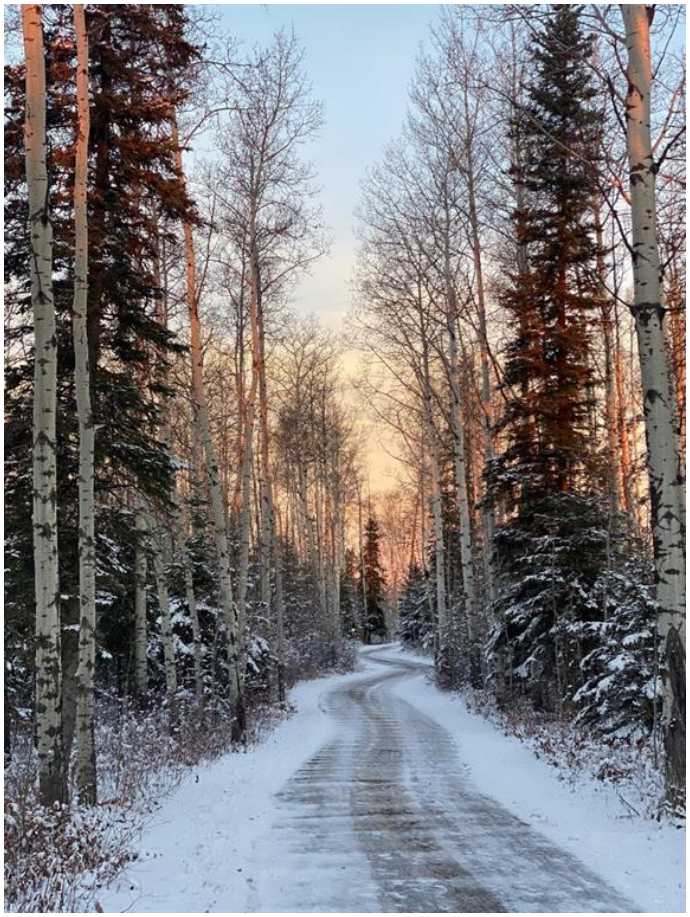
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	June 12th, 2025
Days on Market	67
Zoning	R3

Listing Details

Listing Office	RE/MAX Connect



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.