

# \$194,900 - 2317, 204 Sparrow Hawk Drive, Fort McMurray

---

MLS® #A2255580

**\$194,900**

1 Bedroom, 1.00 Bathroom, 607 sqft  
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

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 vinyl plank floors underfoot, stainless steel appliances 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, youâ€™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 youâ€™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.

Built in 2010

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2255580          |
| Price          | \$194,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 607               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 2317, 204 Sparrow Hawk Drive |
| Subdivision | Eagle Ridge                  |
| City        | Fort McMurray                |
| County      | Wood Buffalo                 |
| Province    | Alberta                      |
| Postal Code | T9K 0P1                      |

### **Amenities**

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Elevator(s), Park, Parking, Playground |
| Parking Spaces | 1                                      |
| Parking        | Stall, Titled                          |
| # of Garages   | 1                                      |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Elevator, See Remarks, Walk-In Closet(s)          |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                           |
| Cooling           | None                                                                                |
| # of Stories      | 4                                                                                   |
| Basement          | None                                                                                |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | Playground                                                                                       |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind |
| Roof              | Flat, Tar/Gravel                                                                                 |
| Construction      | Concrete                                                                                         |
| Foundation        | Poured Concrete                                                                                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 1                    |
| Zoning         | R3                   |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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.