

# \$279,900 - 2402, 204 Sparrowhawk Drive, Fort McMurray

MLS® #A2225859

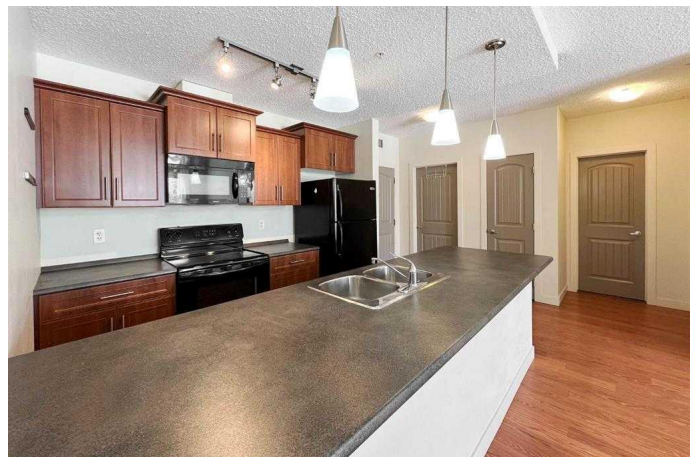
**\$279,900**

2 Bedroom, 2.00 Bathroom, 954 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 2402-204 Sparrowhawk Drive a TOP floor unit at the Vistas. Entering the unit, you will be impressed by the abundance of natural light and the exciting galley kitchen with eat up breakfast nook. This exceptionally designed floor plan adds to the appeal featuring, laminate flooring, an in-suite laundry room and 2 bedrooms which are separated by the main living space. The primary bedroom is complete with a walk-through closet that leads to its own 4-piece ensuite, while the second bedroom enjoys easy access to another 4-piece main bathroom. The living room has a sophisticated touch with its generous size and direct access to the balcony, another advantage of being on the top floor to have the most scenic views. The security of a concrete building that not only provides a gym but also visitor parking for your guests'. Enhanced by secure access, the underground parkade offers a car wash bay, and a comfortable 7-foot clearance. This unit comes with an underground tandem heated parking stall (#208), a separate storage locker (#358) Located in Eagle Ridge which has all your shopping and entertainment including stores, pubs, restaurants, movie theatre and the proximity of Birchwood Trails. The photos provided are of a vacant unit that is the identical floor plan to the listed property, in accordance with tenant rights. Cassandra Slade is a licensed Associate in Alberta with RE/MAX Connect and is related to one of the sellers.



Built in 2010

## Essential Information

|                |                  |
|----------------|------------------|
| MLS® #         | A2225859         |
| Price          | \$279,900        |
| Bedrooms       | 2                |
| Bathrooms      | 2.00             |
| Full Baths     | 2                |
| Square Footage | 954              |
| Acres          | 0.00             |
| Year Built     | 2010             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2402, 204 Sparrowhawk Drive |
| Subdivision | Eagle Ridge                 |
| City        | Fort McMurray               |
| County      | Wood Buffalo                |
| Province    | Alberta                     |
| Postal Code | T9K0P1                      |

## Amenities

|                |                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Parking, Playground, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 2                                                                                                                                           |
| Parking        | Underground                                                                                                                                 |

## Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan, See Remarks                                                              |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings, See Remarks |
| Heating           | Boiler                                                                                                      |
| Cooling           | None                                                                                                        |
| # of Stories      | 4                                                                                                           |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction            Concrete

**Additional Information**

Date Listed            May 29th, 2025  
Days on Market        18  
Zoning                 R3

**Listing Details**

Listing Office           RE/MAX Connect

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