

# \$269,000 - 2302, 204 Sparrow Hawk Drive, Fort McMurray

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MLS® #A2229305

**\$269,000**

2 Bedroom, 2.00 Bathroom, 959 sqft  
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 2302-204 Sparrow Hawk Drive. A Rare Opportunity in the Vistas of Eagle Ridge! This beautifully maintained third floor condo offers a perfect blend of privacy, convenience, and value in one of Fort McMurray's most desirable concrete buildings. Freshly painted and move-in ready, this 2-bedroom, 2-bathroom unit is designed with functionality and privacy in mind, featuring a split-bedroom layout ideal for roommates, guests, or a home office.

Step inside to find a bright galley-style kitchen with a breakfast bar, open to the spacious living area that leads directly to your private balcony, perfect for enjoying your morning coffee or unwinding in the evening. The primary bedroom features a walk-through closet and 4-piece ensuite, while the second bedroom has access to another full bathroom.

Additional highlights include in-suite laundry, laminate flooring throughout, and a heated underground tandem parking stall (#197) plus a separate storage locker (#365). The building offers fantastic amenities including a gym, car wash bay, visitor parking, and secure access, all just steps from the Birchwood Trails, shopping, restaurants, pubs, and the movie theatre.

As a bonus, the seller is offering the buyer



## FREE CONDO FEES FOR ONE FULL YEAR!

A rare and valuable incentive!

Whether you're a first-time buyer, investor, or looking to downsize, this unit has it all.

Schedule your private showing today and experience the lifestyle the Vistas has to offer!

Built in 2010

### Essential Information

MLS® #	A2229305
Price	\$269,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	959
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2302, 204 Sparrow Hawk Drive
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0P1

### Amenities

Amenities	Car Wash, Fitness Center, Park, Parking, Party Room, Picnic Area, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Underground

### Interior

Interior Features	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Stove(s), Washer/Dryer
Heating	Baseboard, Boiler
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Other
Construction	Brick, Concrete

## Additional Information

Date Listed	June 9th, 2025
Days on Market	12
Zoning	R3

## Listing Details

Listing Office	EXP REALTY
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