

\$239,900 - 1101, 204 Sparrow Hawk Drive, Fort McMurray

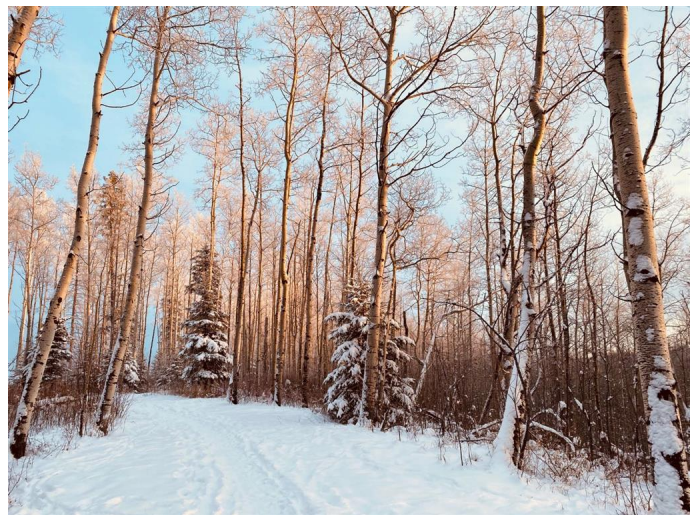
MLS® #A2201438

\$239,900

2 Bedroom, 2.00 Bathroom, 932 sqft
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

This spacious 932 SQ.FT ground floor condo offers a bright and open concept kitchen with rich cabinets and large island that overlooks the living and dining room. The large primary bedroom has a large walk through closet and a full 4PC ensuite. The living room separates the 2 bedrooms and there is a 4 PC main bathroom. The unit also offers a large storage room, in suite laundry and AIR CONDITIONING. A extra large ground level balcony is perfect for those with pets is located just off the living room and has natural gas hook ups. The unit has been upgraded with laminate flooring and custom blinds. This condo comes with a tandem heated underground stall (#149) and a storage locker(#302). Located in a soundproof concrete construction complex, residents enjoy excellent security, air-conditioned hallways, a common-area workout room, a car wash bay in the underground parkade, and an outdoor children's playground. Situated in the desirable Eagle Ridge community, this home is close to amenities, scenic trails, and bus routes. Plus, it's within walking distance of Stoney Creek Village—perfect for commuters! Condo fees include professional management, exterior maintenance and snow removal, reserve fund contributions, sewer, water, heat, garbage pickup and building insurance. Don't miss out on this opportunity!



Built in 2010

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2201438 |
| Price | \$239,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 932 |
| Acres | 0.00 |
| Year Built | 2010 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 1101, 204 Sparrow Hawk Drive |
| Subdivision | Eagle Ridge |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 0P1 |

Amenities

| | |
|----------------|--|
| Amenities | Visitor Parking, Car Wash, Elevator(s), Storage, Trash |
| Parking Spaces | 2 |
| Parking | Off Street, Parking Pad, Parkade, Stall, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, Kitchen Island |
| Appliances | Dishwasher, Microwave Hood Fan, Refrigerator, See Remarks, Window Coverings, Wall/Window Air Conditioner, Dryer, Stove(s), Washer |
| Heating | Baseboard |
| Cooling | Central Air |
| # of Stories | 4 |

Exterior

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

Construction Brick, Concrete, Stucco

Additional Information

Date Listed March 14th, 2025

Days on Market 94

Zoning R3

Listing Details

Listing Office RE/MAX Connect

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.