

# \$249,900 - 1101, 204 Sparrow Hawk Drive, Fort McMurray

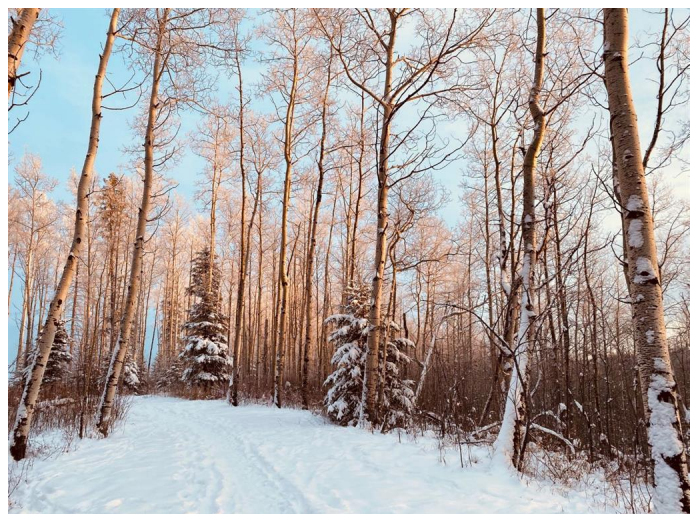
MLS® #A2201438

**\$249,900**

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	\$249,900
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	Elevator(s), Storage, Trash, Visitor Parking, Car Wash
Parking Spaces	2
Parking	Off Street, Parking Pad, Stall, Underground, Parkade

### Interior

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

### Exterior

Exterior Features	Balcony
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Construction      Brick, Concrete, Stucco

### **Additional Information**

Date Listed      March 14th, 2025

Days on Market    40

Zoning            R3

### **Listing Details**

Listing Office      RE/MAX Connect

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