

# \$259,000 - 2402, 204 Sparrowhawk Drive, Fort McMurray

MLS® #A2225859

**\$259,000**

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 entertainmentâ€¦ including stores, pubs, restaurants, movie theatre and the proximity of Birchwood Trails. 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	\$259,000
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	Elevator(s), Fitness Center, Playground, Secured Parking, Visitor Parking, Car Wash, Parking, Recreation Room, Snow Removal, Storage, Trash
Parking Spaces	2
Parking	Underground

## Interior

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

## Exterior

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

Construction            Concrete

**Additional Information**

Date Listed            May 29th, 2025  
Days on Market        78  
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.