

**1216, 204 Sparrow Hawk Drive  
Fort McMurray, Alberta**

**MLS # A2167210**



## \$179,900

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	608 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 398
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, See Remarks, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, all window coverings, OTR microwave, AC unit, all furnishing (neg)

Introducing 1216-204 Sparrow Hawk Drive, a perfect choice for commuters and first-time homeowners! Nestled in the highly sought-after Vista's building in Eagle Ridge, this premier condo offers a quiet living environment, just steps away from the beautiful Birchwood Trails. This condo complex is much quieter and less congested than the other condo complexes in Eagle Ridge. This second-floor unit is move-in ready and can come fully furnished upon request. The open-concept design features a kitchen, dining area, and living room, all with durable laminate flooring. The unit includes a spacious bedroom with a walk-through closet leading to a 4-piece bathroom. Enjoy the convenience of in-suite laundry and stay comfortable year-round with AIR CONDITIONING. The secure, concrete building offers plenty of visitor parking, ensuring peace of mind for you and your guests. This unit comes with a titled parking stall (#403) and a titled storage locker (#243) in the underground parkade, which has secure access, a 7-foot clearance, and a car wash bay. Experience the best of condo living in Eagle Ridge's premier location. Don't miss out on this fantastic opportunity to own a home in a quiet, desirable neighborhood!