

\$270,000 - 2209, 204 Sparrow Hawk Drive, Fort McMurray

MLS® #A2256706

\$270,000

2 Bedroom, 2.00 Bathroom, 957 sqft
Single Family on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

AVAILABLE IMMEDIATELY! GREENBELT VIEWS! Step into a world of elevated condo living at 2209-204 Sparrowhawk Drive, where this second floor condo sets itself apart with a prime location and unparalleled views. Imagine waking up each day to the soothing views of the greenbelt right outside your window – a rare and exclusive feature that defines this condo complex. Located in the highly sought-after Vistas, in the popular community in the heart of Eagle Ridge close to the Eagle Ridge Commons which has all your shopping and entertainment which stores, restaurants, movie theatre and next to the Birchwood Trails. Enjoy the lifestyle that comes from living on these trails where you can enjoy year-round outdoor activities like cross country skiing, biking, and hiking. As you step inside this unit the first thing you will notice is how bright and sunny this unit is with its south-west facing windows. The main living area has laminate flooring throughout creating a cohesive atmosphere. This functional floor plan adds to the appeal featuring an in-suite laundry room and 2 bedrooms strategically 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. Beyond the unit's walls, enjoy secure living within a quiet concrete building that not only provides a gym



but also ample visitor parking for your guests' convenience. Your peace of mind is further enhanced by secure access, a car wash bay, and a comfortable 7-foot clearance. This condo complex is much quieter and less congested than the other condo complexes in Eagle Ridge and this unit comes with an underground tandem heated parking stall (#192), a separate storage locker (#385), secure access, 7ft clearance and a car wash bay and access to the condo complex gym. Embrace the unique lifestyle offered by 2209-204 Sparrowhawk Drive " where condo living meets the tranquility of a greenbelt backdrop. (id:6289)

Built in 2010

Essential Information

Listing #	A2256706
Price	\$270,000
Bedrooms	2
Bathrooms	2.00
Square Footage	957
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	2209, 204 Sparrow Hawk Drive
Subdivision	Eagle Ridge
City	Fort McMurray
Province	Alberta
Postal Code	T9K0P1

Amenities

Amenities	Park, Playground, Schools, Shopping, Car Wash, Exercise Centre
Features	See remarks, Parking
Parking Spaces	2

Parking Other, Underground

Interior

Appliances Washer, Refrigerator, Dishwasher, Stove, Dryer, See remarks, Window Coverings

Heating Baseboard heaters

Cooling None

of Stories 4

Exterior

Exterior Brick, Concrete, Stucco

Construction Poured concrete

Listing Details

Listing Office RE/MAX Connect



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 27th, 2025 at 3:16am PDT