

\$269,000 - 2302, 204 Sparrow Hawk Drive, Fort McMurray

MLS® #A2229305

\$269,000

2 Bedroom, 2.00 Bathroom, 959 sqft
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 2302-204 Sparrow Hawk Drive. A Rare Opportunity in the Vistas of Eagle Ridge! This beautifully maintained third floor condo offers a perfect blend of privacy, convenience, and value in one of Fort McMurray's most desirable concrete buildings. Freshly painted and move-in ready, this 2-bedroom, 2-bathroom unit is designed with functionality and privacy in mind, featuring a split-bedroom layout ideal for roommates, guests, or a home office.

Step inside to find a bright galley-style kitchen with a breakfast bar, open to the spacious living area that leads directly to your private balcony, perfect for enjoying your morning coffee or unwinding in the evening. The primary bedroom features a walk-through closet and 4-piece ensuite, while the second bedroom has access to another full bathroom.

Additional highlights include in-suite laundry, laminate flooring throughout, and a heated underground tandem parking stall (#197) plus a separate storage locker (#365). The building offers fantastic amenities including a gym, car wash bay, visitor parking, and secure access, all just steps from the Birchwood Trails, shopping, restaurants, pubs, and the movie theatre.

As a bonus, the seller is offering the buyer



FREE CONDO FEES FOR ONE FULL YEAR!

A rare and valuable incentive!

Whether you're a first-time buyer, investor, or looking to downsize, this unit has it all.

Schedule your private showing today and experience the lifestyle the Vistas has to offer!

Built in 2010

Essential Information

MLS® #	A2229305
Price	\$269,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	959
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2302, 204 Sparrow Hawk Drive
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0P1

Amenities

Amenities	Car Wash, Fitness Center, Park, Parking, Party Room, Picnic Area, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Underground

Interior

Interior Features	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Stove(s), Washer/Dryer
Heating	Baseboard, Boiler
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Other
Construction	Brick, Concrete

Additional Information

Date Listed	June 9th, 2025
Days on Market	7
Zoning	R3

Listing Details

Listing Office	EXP REALTY
----------------	------------

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.