



## 204 Sparrow Hawk Drive Fort McMurray Alberta

\$159,900

Welcome to your one-bedroom, one-bathroom condo in the highly sought after Vistas! Nestled in the heart of Eagle Ridge, this building offers a lifestyle that extends beyond your front door, with direct access to the Birchwood trails, providing the perfect backdrop for an active and outdoor lifestyle. Within minutes of The Commons Complex, the Movie Theatre, Tim Hortons, schools, and more, this location provides convenience at your doorstep. The well-maintained building is constructed with concrete providing a quiet and peaceful living environment. Residents can also enjoy the added convenience of a gym within the building. Stepping inside the unit you will notice the bright and inviting space where an open-concept kitchen, living, and dining area awaits. The kitchen features white appliances, ample storage space, and a convenient island that overlooks the living space—a perfect setting for entertaining or unwinding after a busy day. Natural light is abundant in this entire space. Access your private deck through the patio door, complete with a gas line for your barbecue, providing a perfect spot for outdoor relaxation. The generously sized bedroom is complete with a large walk-in closet and direct access to the full 4-piece bathroom. In-suite laundry and storage add practicality to this already well-appointed unit. Additionally, this residence includes one titled parking stall and titled underground storage, providing convenience and security. This condo is not only impeccably designed but also meticulously maintained, presenting an opportunity for a turnkey purchase. For those seeking a turnkey solution, this condo can be sold fully furnished, making your move-in process a breeze – just grab your clothes and toothbrush, and you're ready to call this place home! Call today to book a showing! (id:6769)

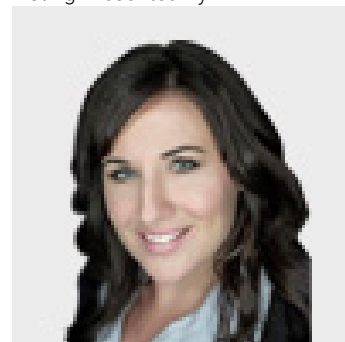
Bedroom 11.17 Ft x 11.00 Ft

Kitchen 11.42 Ft x 8.50 Ft

Living room/Dining room 21.00 Ft x 11.33 Ft

4pc Bathroom 4.92 Ft x 8.17 Ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

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**RE/MAX**

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