



204 Sparrow Hawk Drive Fort McMurray Alberta

\$269,900

RARE OPPORTUNITY to own a beautiful TOP-FLOOR, CORNER-UNIT with TWO south-facing balconies, OVERLOOKING BIRCHWOOD TRAILS! Located in a secure (and quiet) concrete building in the heart of Eagle Ridge. This unit is perfect for nature enthusiasts who want maintenance-free living but also want to enjoy kilometers of forest, walking trails, and cross-country ski trails right at their doorstep. This two-bedroom unit is arguably the best location in the complex; it is updated with beautiful white, shaker-style cabinets in the galley-style kitchen, with white appliances, and an eat-up breakfast bar. Gleaming whitewashed oak-coloured laminate keeps the main living and dining areas bright and inviting. Off your living room enjoy access out to one of two large balconies where you can BBQ, enjoy morning coffee, or take in the serenity of nature. Every room is a delight with picturesque views from the large windows of the Birchwood Trails. The primary bedroom is large and offers a 4-piece ensuite bathroom and access to your second private balcony. There is a second sizable bedroom in this unit as well as a main 4-piece bathroom. Enjoy the conveniences of in-suite laundry, AC unit, and gas line on the balcony. There is a tandem, titled, indoor parkade stall (240) located close in proximity to your titled storage unit (275) that accompanies this unit. Added luxury, there is a wash bay in the underground parkade! Condo fees are reasonable at \$667.50/month and include heat, water, trash removal, building insurance, maintenance of common areas, professional management, and reserve fund contributions. Make this rare opportunity, your home, today! (id:6769)

4pc Bathroom 9.08 Ft x 4.92 Ft

Dining room 9.42 Ft x 13.00 Ft

Kitchen 9.83 Ft x 14.58 Ft

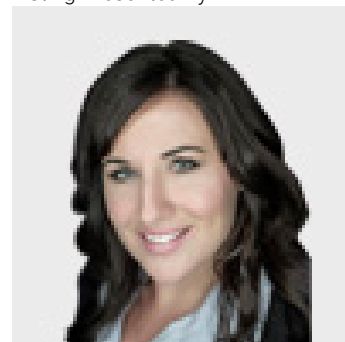
Living room 14.08 Ft x 10.75 Ft

Primary Bedroom 15.33 Ft x 15.75 Ft

4pc Bathroom 5.08 Ft x 9.42 Ft

Bedroom 14.92 Ft x 11.17 Ft

Listing Presented By:



Originally Listed by:
EXP REALTY

RE/MAX[®]

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