



204 Sparrow Hawk Drive Fort McMurray Alberta

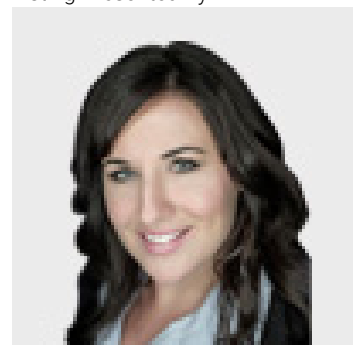
\$290,000

Welcome to 1105-204 Sparrow Hawk Drive in "The Vistas", one of the most desired condo complexes in Fort McMurray tucked away in Eagle Ridge backing onto the GREENBELT & Birchwood Trails. The location of this complex is ideal, it is in a quiet location yet within walking distance to the Eagle Ridge Commons where you will find the movie theatre, Banquet, EVP, Tim Hortons, schools, parks and much more! This is a 2 bedroom, 2 bathroom ground floor corner unit with two walk out patios, Central A/C & tandem titled underground parking stall for 2 vehicles and your own titled storage unit. Take a minute to take that all in! This unit is extremely well kept and ready for new owners. The building itself has fob access at the front doors, plenty of visitor parking, a gym and elevators down to the heated parkade. Walking into this unit you are welcomed by a large entryway to take off your shoes with a spacious in-suite laundry room. The abundance of natural light and views of the Birchwood trails from every window will make this feel like home right away! This open concept seamlessly flows between your kitchen, dining and living room. Enjoy quiet evenings on not one, but two walk out patios and you might catch a glimpse of the wildlife passing by on the GREENBELT! The primary bedroom is complete with its own 4 piece ensuite and patio access. The second bedroom is large with views of the greenspace as well. This unit is sure to impress. Bonus features: Titled tandem parking stall for 2 vehicles in the underground heated parkade #151, titled storage unit #304, gym access, parkade wash bay, visitor parking, natural gas BBQ and more to discover call today to view! (id:6769)

4pc Bathroom 9.08 Ft x 5.00 Ft
4pc Bathroom 4.92 Ft x 9.42 Ft
Bedroom 14.92 Ft x 11.25 Ft
Dining room 10.25 Ft x 11.75 Ft

Kitchen 10.75 Ft x 14.17 Ft
Living room 13.67 Ft x 10.58 Ft
Primary Bedroom 15.25 Ft x 15.83 Ft

Listing Presented By:



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