



## 204 Sparrow Hawk Drive Fort McMurray Alberta

\$285,000

Welcome to 1415-204 Sparrow Hawk Drive. This 2-bedroom plus den, top-floor unit in the sought-after Vistas, is located in the desirable Eagle Ridge, also can be sold fully furnished! With over 1025 sq ft of living space this home offers a spacious primary bedroom with an en-suite bathroom, and a large secondary bedroom featuring a walk-in closet. An additional 4-piece bathroom off of the living room adds convenience for owners and their guests. The den provides a flexible space, perfect for an office, playroom, or personal retreat. The open-concept layout includes a great kitchen with ample amount of cupboard and counter space, dining area, spacious living room with an abundance of natural light, and a private balcony. The in-unit laundry is added convenience, along with the benefits of the underground heated parking with a titled tandem stall, titled storage locker, plus a wash bay! The building's amenities also include a fitness center and an outdoor playground. This is a quiet complex that backs onto green space and is conveniently situated close to all amenities; it is the perfect blend of comfort and practicality. Schedule your personal tour today! (id:6769)

4pc Bathroom 8.00 Ft x 9.83 Ft

4pc Bathroom 8.75 Ft x 7.33 Ft

Den 8.42 Ft x 10.83 Ft

Bedroom 11.75 Ft x 10.17 Ft

Dining room 6.50 Ft x 12.42 Ft

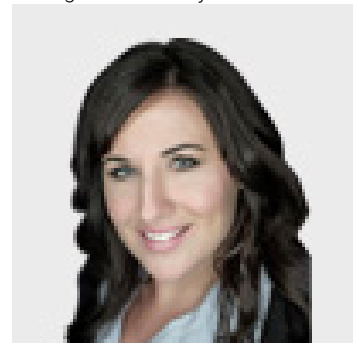
Kitchen 13.08 Ft x 15.25 Ft

Laundry room 6.92 Ft x 8.00 Ft

Living room 10.08 Ft x 12.42 Ft

Primary Bedroom 13.58 Ft x 10.83 Ft

Listing Presented By:



Originally Listed by:  
EXP REALTY

**RE/MAX**®

**RE/MAX Fort McMurray**

9919 Biggs Avenue, Fort  
McMurray, AB,

Phone: 780-880-7173  
jadenek@remax.net