



GRASSROOTS
REALTY GROUP

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1404, 204 Sparrow Hawk Drive NW
Fort McMurray, Alberta

MLS # A2330940



\$269,000

Division:	Eagle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	852 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 593
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Throw away your snow shovel! Welcome to this top floor, 2-bedroom corner unit in the wonderful community of Eagle Ridge! This beautifully appointed home offers the privacy and space you've been looking for. One of the features of this building is its is a concrete building so shift workers love that it is super quiet. Recently installed TELUS PureFibre service for high-speed connectivity. The Fabulous designed layout featuring a large kitchen area with a newer dishwasher, in-suite laundry. The primary bedroom has a private ensuite. Two private balconies with gas hookup let you soak in the views, and tandem heated underground parking with storage area. The building delivers on amenities too! A fitness center, playground, car wash bay, secure elevator access, and controlled entry give you comfort and peace of mind. Outside, Eagle Ridge offers the best of both worlds: steps from parks, walking trails, restaurants, shopping, and the Birchwood Trails. Two balconies 90 sf and 153 sf.