



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2103, 204 Sparrow Hawk Drive
Fort McMurray, Alberta

MLS # A2332982



\$144,900

Division:	Eagle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	479 sq.ft.	Age:	2010 (16 yrs old)
Beds:	-	Baths:	1
Garage:	Outside, Plug-In, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	\$ 323
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, microwave, Washer, Dryer, all furnishings, all kitchen items/cutlery

Welcome to The Vistas in the desirable community of Eagle Ridge, one of Fort McMurray's premier all-concrete condominium buildings, perfectly located next to the Birchwood Trail system and scenic tree line while being just minutes from shopping, restaurants, public transit, and all amenities. This move-in-ready, fully furnished bachelor suite offers a functional open-concept layout featuring a spacious kitchen with ample cabinetry and counter space, a bright living area, a 4-piece bathroom, and the convenience of in-suite laundry. Step outside to your private patio complete with a natural gas BBQ hookup, ideal for relaxing just steps from nature. This property also includes an energized above-ground parking stall (#420), a secure underground storage unit (#338), and access to the building's on-site fitness centre. Condo fees cover heat, water, sewer, garbage collection, professional management, exterior building insurance, and common area maintenance, making this an exceptional opportunity for first-time buyers, investors, or anyone looking for a turnkey, low-maintenance lifestyle. Call today to book your private showing!