



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2101, 204 Sparrow Hawk Drive
Fort McMurray, Alberta

MLS # A2346355

\$235,000

Division:	Eagle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	936 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 608
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: NONE

Welcome to 2101-204 Sparrow Hawk Drive, a well-maintained main-floor condo offering two bedrooms, two full bathrooms, tandem underground parking stall and a private storage unit. Located in The Vistas, a quiet two-building complex in Eagle Ridge, this clean and inviting home offers an open-concept layout, generous outdoor space. Laminate flooring extends through the main living areas, where a large window fills the living room with natural light. The open design provides a comfortable connection between the kitchen, dining and living spaces, creating a functional setting for everyday life and casual entertaining. The kitchen features rich brown cabinetry, laminate countertops and black appliances, with ample storage and workspace. In-suite laundry adds valuable convenience, while the two-bedroom, two-bathroom layout provides excellent flexibility for couples, roommates, guests or a home office. One of the property's standout features is its spacious main-floor patio, which offers more outdoor room than the balconies found on the upper levels. Surrounded by mature trees and positioned next to a walking path, this peaceful space feels connected to nature. A private gate provides direct access to the path, making it especially convenient for dog owners and anyone who enjoys spending time outdoors. This unit is located just steps from the complex fitness centre on the same floor, allowing residents to enjoy the amenity without needing to use the stairs or elevator. The pet-friendly building also offers a nearby playground, while The Vistas' position along green space creates a quieter residential setting. Tandem parking stall for two in the heated underground parkade and a storage unit provide secure parking and additional space for seasonal belongings. Mostly original but kept in excellent condition, this move-in-ready condo

offers comfortable living, valuable amenities and a sought-after Eagle Ridge location close to trails, shopping and everyday conveniences.