

\$269,900 - 2104, 204 Sparrow Hawk Drive, Fort McMurray

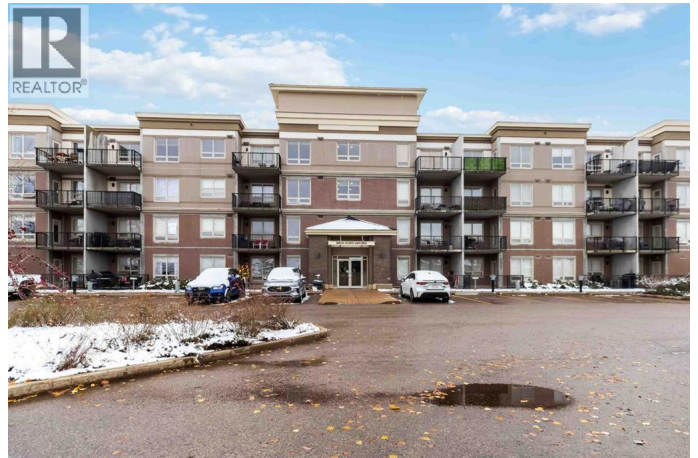
MLS® #A2267523

\$269,900

2 Bedroom, 2.00 Bathroom, 893 sqft
Single Family

Eagle Ridge, Fort McMurray, Alberta

Welcome to 204 Sparrow Hawk Drive #2104, a rare ground-floor corner unit with two gated patios in the highly sought-after Vistas at Eagle Ridge, where modern elegance meets everyday practicality. Bathed in southwest sunlight and nestled just steps from the serene Birchwood Trails, this luxury residence offers a sophisticated lifestyle in one of Fort McMurray's most desirable communities. Step inside to discover an open concept floor plan featuring a practical entryway with a large coat closet and the convenience of a laundry/storage room. This space flows into a stylish kitchen with a sleek tile backsplash and a large breakfast bar—perfect for entertaining. This home features two generously sized bedrooms, designed for both comfort and privacy. The spacious primary suite includes a large walk-in closet, offering ample storage and a touch of luxury, along with access to your private oversized covered veranda showcasing picturesque views of the Birchwood Trails. The living room is bathed in natural light, with large windows framing fantastic views. Enjoy your morning coffee or evening wind-down on the private gated patio with a natural gas hookup. Added conveniences include in-unit laundry, a titled underground tandem parking stall for two vehicles, and a separate titled storage unit—a rare and valuable find. Residents of The Vistas enjoy access to a fitness centre, vehicle wash



bay, and a charming outdoor playground, all within a quiet complex backing onto green space. With close proximity to schools, shopping, restaurants, and a host of other amenities, this home offers the ideal blend of comfort, elegance, and functionality. Experience the perfect balance of luxury and lifestyle. Check out the photos, floor plans, and 3D tour, and call today to book your personal viewing. (id:6289)

Built in 2010

Essential Information

Listing #	A2267523
Price	\$269,900
Bedrooms	2
Bathrooms	2.00
Square Footage	893
Year Built	2010
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	2104, 204 Sparrow Hawk Drive
Subdivision	Eagle Ridge
City	Fort McMurray
Province	Alberta
Postal Code	T9K0P1

Amenities

Amenities	Park, Playground, Schools, Shopping, Car Wash
Features	Parking
Parking Spaces	2
Parking	Tandem, Underground

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Window Coverings
Heating	Baseboard heaters

Cooling	None
# of Stories	2

Exterior

Exterior	Brick, Concrete, Stucco
Construction	Poured concrete

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on November 1st, 2025 at 4:46am CDT