$299,900 - 1409, 204 Sparrowhawk Drive, Fort McMurray

MLS® #A2238854

$299,900

2 Bedroom, 2.00 Bathroom, 957 sqft
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 204 Sparrow Hawk Drive #1409, a top-floor penthouse unit 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 McMurrayâ€™s most desirable communities. Step inside to discover an open-concept floor plan with fresh paint, new carpets, and a stylish kitchen updates featuring quartz countertops, tile backsplash, and new stainless steel Whirlpool appliances. Unique tile wall features add character, while natural light floods the spacious living area, creating a warm and inviting atmosphere. This home features 2 generous 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. Both bathrooms have been thoughtfully updated with modern quartz countertops, adding a sleek, contemporary feel. The main bathroom is conveniently located near the second bedroom, perfect for guests or family members, while the primary ensuite provides added comfort and functionality, completing this home's elegant and practical layout. Enjoy your morning coffee or evening wind-down on the private balcony, where beautiful views await. Added conveniences include in-unit laundry room, a titled underground tandem parking stall, and a separate titled storage unitâ€”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 is 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.

Built in 2010

Essential Information

MLS® #	A2238854
Price	$299,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	957
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1409, 204 Sparrowhawk Drive
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0P1

Amenities

Amenities	Playground, Secured Parking, Car Wash, Elevator(s), Fitness Center, Park, Storage, Trash, Visitor Parking
Parking Spaces	1

Parking	Stall, Underground, Tandem, Titled

Interior

Interior Features	Open Floorplan, Quartz Counters, Walk-In Closet(s), Breakfast Bar, Track Lighting
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Playground
Construction	Concrete

Additional Information

Date Listed	July 11th, 2025
Days on Market	38
Zoning	R3

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK

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