

\$194,900 - 2317, 204 Sparrow Hawk Drive, Fort McMurray

MLS® #A2255580

\$194,900

1 Bedroom, 1.00 Bathroom, 607 sqft
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Step inside this Eagle Ridge gem and youâ€™ll instantly feel like youâ€™ve been dropped into the pages of a home design magazine. From the perfectly styled living room to the custom closet system that Marie Kondo would approve of; everything you see stays. Yes, that means itâ€™s fully furnished and turn-key!!

This freshly painted, one-bedroom condo has brand-new vinyl plank floors underfoot, stainless steel appliances in the kitchen, and a covered balcony thatâ€™s just begging for sunrise coffees or northern-lights spotting. Northeast exposure keeps things bright without ever roasting you out in the summer months.

Because the building is fully concrete, youâ€™ll appreciate just how quiet your new home is; ideal for commuters craving peace after a long shift, executives who donâ€™t want to hear a peep between Zoom calls, or first-time buyers who love stylish serenity. Investors, youâ€™ll love that itâ€™s an instant turn-key rental.

The primary bedroom is as cozy as it is practical, with a walk-through closet complete with custom organizers leading into the bathroom. And yes, thereâ€™s even in-suite laundry; no more hauling baskets around.



Outdoor enthusiasts can rejoice, youâ€™re steps from the Birchwood Trails, a playground in the complex, and all the amenities Eagle Ridge is famous for (Restaurants, Bar, Movie Theatre, Bowling, and More!). Plus, the condo comes with a titled parking stall and a titled storage unit; bonus points for convenience.

So whether youâ€™re dreaming of a chic starter home, a low-maintenance commuter pad, or an income-ready investment, this unit delivers. Just bring yourself - everything else is already here waiting.

Built in 2010

Essential Information

MLS® #	A2255580
Price	\$194,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	607
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2317, 204 Sparrow Hawk Drive
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0P1

Amenities

Amenities	Elevator(s), Park, Parking, Playground
Parking Spaces	1
Parking	Stall, Titled
# of Garages	1

Interior

Interior Features	Breakfast Bar, Built-in Features, Elevator, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4
Basement	None

Exterior

Exterior Features	Playground
Lot Description	Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind
Roof	Flat, Tar/Gravel
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	1
Zoning	R3

Listing Details

Listing Office	EXP REALTY
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