

**2218, 204 Sparrow Hawk Drive  
Fort McMurray, Alberta**

**MLS # A2268515**



# \$125,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Eagle Ridge                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Loft/Bachelor/Studio     |               |                   |
| <b>Size:</b>     | 485 sq.ft.                         | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | -                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parking Pad                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                   |                   |        |
|--------------------|-----------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Hot Water                                                                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate                                                                          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                 | <b>Condo Fee:</b> | \$ 300 |
| <b>Basement:</b>   | -                                                                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                                                                          | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | -                                                                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, Laminate Counters, Open Floorplan, Recreation Facilities, Storage |                   |        |

**Inclusions:** Furniture negotiable, titled above ground parking, titled heated storage, window coverings, door fobs, suite keys and a mail key

Welcome to The Vistas! ! Second floor, spacious and open bachelor suite in Eagle Ridge. Concrete building so very quiet for shift workers. Full size kitchen with huge island, 4 piece bath, in suite laundry and a spacious livingroom/bedroom making for the perfect hang out for the long distant commuter. Easy clean up with laminate flooring throughout. If you are a savvy investor then this is a unit that is super popular due to proximity of the bus stop, walking trails, restaurants, movie theatres, coffee shops and more. Spacious balcony from your living room where you can enjoy outdoor space that's peaceful and private. Convenient gas hook up on the balcony if bbqing is something you love. This unit also comes with a titled above ground parking stall and a titled heated storage unit. On site gym for active residents when winter hits. Furniture is negotiable. Unit was freshly painted so all this unit needs now is YOU!