

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

MLS® #A2267523

\$269,900

2 Bedroom, 2.00 Bathroom, 893 sqft
Residential on 0.00 Acres

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.

Built in 2010

Essential Information

MLS® #	A2267523
Price	\$269,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	893
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2104, 204 Sparrow Hawk Drive
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0P1

Amenities

Amenities	Car Wash, Park, Parking, Playground, Snow Removal, Trash, Visitor Parking, Ski Accessible
Parking Spaces	2
Parking	Stall, Tandem, Titled, Underground

Interior

Interior Features	Breakfast Bar, Open Floorplan, Track Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	2

Exterior

Exterior Features	Other
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	October 29th, 2025
Days on Market	4
Zoning	R3

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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. Used under license.