

2117, 204 Sparrow Hawk Drive
Fort McMurray, Alberta

MLS # A2299549



\$139,888

Division:	Eagle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	431 sq.ft.	Age:	2010 (16 yrs old)
Beds:	-	Baths:	1
Garage:	Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Greenbelt, Standard Shaped Lot		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Laminate	Sewer:	Sewer
Roof:	Tar/Gravel	Condo Fee:	\$ 293
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	Cable, Natural Gas, Garbage Collection, High Speed I
Features:	No Animal Home, No Smoking Home, Recreation Facilities, Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, all furnishings being left at no additional cost to buyer, titled above-ground parking stall

AMAZING OPPORTUNITY TO OWN OR FOR INVESTORS, A FULLY FURNISHED APARTMENT IN FORT MCMURRAY'S MOST POPULAR COMPLEX, THE VISTAS! Fully furnished bachelor suite in THE VISTA'S next to the Greenbelt & Birchwood trails, along with easy access to transit, shopping & more. The extremely well-kept building offers an on-site gym with cardio and weight room. Inside offers a well-laid-out unit with beautiful furniture and tastefully decorated, including fresh paint, in-suite laundry, a beautiful kitchen with loads of cabinets and countertop space, and a breakfast bar. You also have your own private deck. The Seller says he will be sad to leave the QUIETEST place he has ever lived. This concrete building offers great soundproofing, and the location of the building at the back of Eagle Ridge on the Greenbelt gives that extra serenity. Included with the unit is an above-ground parking stall, a storage unit in underground parking, and heat, water, sewer, garbage, exterior building insurance, and professional management, all included in the \$292.50 a month. You will be very impressed with this unit; the monthly numbers for cost versus renting just make sense on this rare find. Call today.