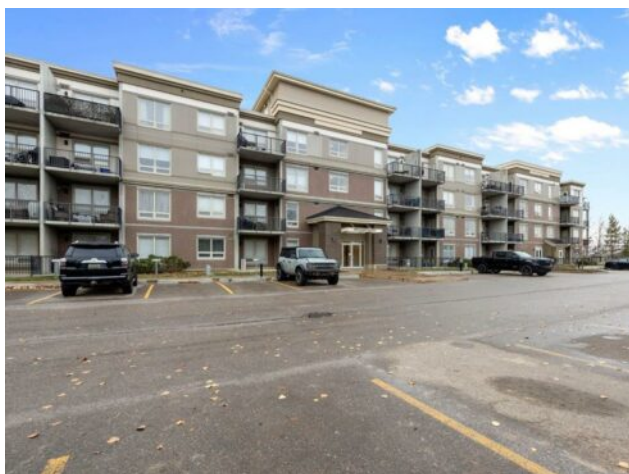


**1301, 204 Sparrow Hawk Drive
Fort McMurray, Alberta**

MLS # A2271203



\$169,900

Division:	Eagle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	601 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 398
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Welcome to The Vistas - a concrete, sound-proofed building known for its quality and comfort. This 1-bedroom condo features central air, 1 titled above-ground parking stall, and 1 titled storage unit. It's the perfect fit for a working professional or an investor looking for a reliable rental property. Inside, you'll find an open kitchen with a breakfast bar and plenty of counter space. The primary bedroom includes a walk-through closet that leads into a spacious 4-piece ensuite. One of the best features of this unit is the direct access to a large private patio complete with a gas BBQ hook-up. Plus, you're just steps away from Fort McMurray's trail system. A clean, comfortable, and well-located condo ready for its next owner. CALL TODAY FOR YOUR PERSONAL SHOWING