



THE
A-TEAM

**RE/MAX
FIRST**

135B SANDPIPER Road #2407, Fort McMurray T9K 0N3

MLS® #: **A2106331**

Area: **Eagle Ridge**

Listing Date: **02/06/24**

List Price: **\$225,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2009

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft:

948

Low Sqft:

Ttl Sqft:

948

Lot Shape:

DOM

96

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Apartment

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard,Natural Gas**

Sewer:

Ext Feat: **Storage**

Construction:

Concrete

Flooring:

Carpet

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave Hood Fan,Oven,Refrigerator,Washer/Dryer Stacked

Int Feat:

Elevator,Kitchen Island,No Smoking Home,Walk-In Closet(s)

Utilities:

Room Information

Room

Bedroom - Primary

4pc Ensuite bath

Level

Main

Main

Dimensions

10`0" x 11`8"

10`1" x 4`11"

Room

Bedroom

4pc Bathroom

Level

Main

Main

Dimensions

10`10" x 14`4"

4`10" x 10`0"

Legal/Tax/Financial

Condo Fee:

\$529

Title:

Fee Simple

Zoning:

R5

Legal Desc:	0840235	Fee Freq: Monthly	Remarks
Pub Rmks:	WELCOME TO THE HIGHLY SOUGHT AFTER SUMMITS! This 2 bedroom 2 bathroom 4th floor unit is a winner. In great condition this concrete building fits so many lifestyles. From the building gym to the playground in the complex, shopping is close by. Underground parking, separate storage,wash bay, maintained grounds, private deck. On site manager. this list goes on. As you enter the home its a large open kitchen with island. Open concept with dining and living room. Separate in suite laundry room. Bedrooms are on either side , primary with walk in closet and ensuite. This unit is looking for its new owner. No matter if your a small family, looking for a investment property or think its your time to get into the market, this unit may be the one! call today		
Inclusions: Property Listed By:	Fridge, Stove , dishwasher , window coverings COLDWELL BANKER UNITED		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800





