



THE
A-TEAM

**RE/MAX
FIRST**

135A SANDPIPER Road #1304, Fort McMurray T9K 0N3

MLS® #: **A2113938**

Area: **Eagle Ridge**

Listing Date: **03/22/24**

List Price: **\$244,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Fort McMurray**
Year Built: **2009**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,032**
Low Sqft:
Ttl Sqft: **1,032**

DOM

58
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Parkade,Stall,Underground

Utilities and Features

Roof:
Heating: **Hot Water**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Concrete,Stucco**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**
Int Feat: **Kitchen Island,Open Floorplan,See Remarks,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	9`0" x 5`0"
Bedroom	Main	15`0" x 11`3"
Foyer	Main	8`6" x 7`0"
Living Room	Main	14`0" x 10`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	5`0" x 9`0"
Dining Room	Main	10`0" x 12`0"
Kitchen	Main	8`6" x 9`0"
Bedroom - Primary	Main	15`5" x 16`0"

Legal/Tax/Financial

Condo Fee:
\$569

Title:
Fee Simple

Zoning:
R5

Legal Desc:

0840235

Fee Freq:
Monthly

Remarks

Pub Rmks:

FRESH PAINT! LUXURY VINYL PLANK FLOORING! CORNER UNIT Don't miss out on this **UPGRADED 2 bedroom** condo freshly painted in a bright and airy color and finished with low maintenance vinyl plank flooring. This corner unit features an abundance of large windows that let the natural light pour in and 2 balconies to enjoy the long summer evenings on. Featuring 2 bedrooms, 2 full bathroom and in suite laundry. Enjoy secure living in this popular concrete building that offers a gym, a children's playground, and plenty of visitor parking. This unit comes with an underground tandem heated parking stall (#212), a titled storage locker (#334) which is located in a separate enclosed storage room that helps control the dust, secure access, 7ft clearance and a car wash bay. Plus, it's conveniently located within walking distance to Stoney Creek Village, making it ideal for commuters. Don't miss out on this rare opportunity!

Inclusions:

Fridge, stove, dishwasher, washer, dryer, all window coverings

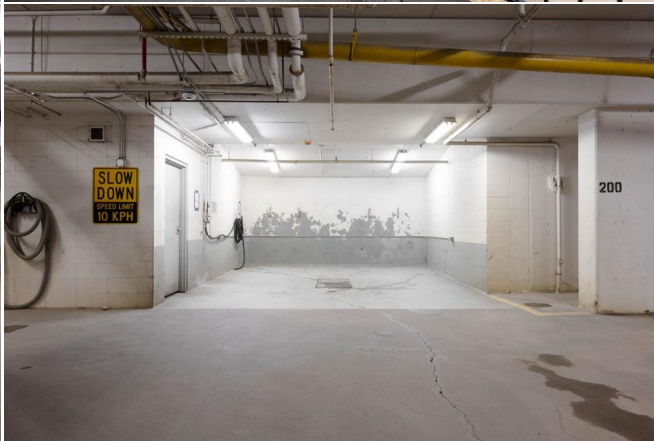
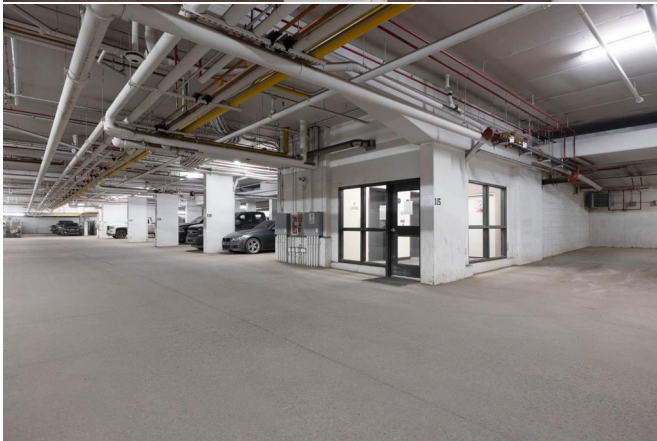
Property Listed By:

RE/MAX FORT MCMURRAY

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







31'