



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135C SANDPIPER Road #3607, Fort McMurray T9K 0N3**

MLS® #: **A2114728**

Area: **Eagle Ridge**

Listing Date: **03/26/24**

List Price: **\$259,900**

Status: **Active**

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: **943**  
Low Sqft:  
Ttl Sqft: **943**

DOM

**54**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Covered,Garage Door Opener,Tandem,Titled,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony,Playground**

Construction: **Concrete,Stucco**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked**  
Int Feat: **Closet Organizers,Kitchen Island,Open Floorplan,Storage,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>14`3" x 10`9"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 10`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`3" x 5`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>4`4" x 7`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 10`1"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`1" x 4`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`4" x 12`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`3" x 9`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`11" x 12`5"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$529

Fee Simple

R5

Fee Freq:  
Monthly

Legal Desc:

0840235

Remarks

Pub Rmks:

**Top Floor Unit in the desirable Summits of Eagle Ridge! Enjoy low maintenance living in a concrete building, that offers an exercise facility, playground and the comfort of a tandem underground parking stall with storage area located close to the elevator. Inside this unit, you'll find an open concept floor plan, with tons of kitchen cabinet space and a large island with breakfast bar and a balcony with built-in gas hook-up for your BBQ. The large windows in this unit offers tons of natural light throughout, and conveniently includes in- suite stackable laundry. The master bedroom features a walk-through closet leading to a 4 piece ensuite bathroom. The other sizeable bedroom has its own bathroom for hassle free living! Call to view this great property today!**

Inclusions:

**Refrigerator, Stove, Dishwasher, OTR Microwave, Washer, Dryer, All Existing Window Coverings, Garage Door Opener, Fob (x2)**

Property Listed By:

**EXP REALTY**

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









