



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135A SANDPIPER Road #1308, Fort McMurray T9K0N3**

MLS®#: **A2123309**

Area: **Eagle Ridge**

Listing Date: **04/16/24**

List Price: **\$150,000**

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

Finished Floor Area

Abv Sqft:

**656**

Low Sqft:

Ttl Sqft:

**656**

Lot Sz Ar:

Lot Shape:

DOM

**31**

Layout

Beds:

**1 (1 )**

Baths:

**1.0 (1 0)**

Style:

**Apartment**

Parking

Ttl Park:

**1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,Playground**

Construction:

**Concrete**

Flooring:

**Carpet,Laminate,Linoleum**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**See Remarks**

Int Feat:

**Breakfast Bar,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan**

Utilities:

Room Information

Room

Level

Dimensions

**4pc Bathroom**

**Main**

**8`4" x 0`0"**

**Kitchen**

**Main**

**11`5" x 8`3"**

**Living Room**

**Main**

**10`9" x 12`6"**

Room

Level

Dimensions

**Dinette**

**Main**

**11`5" x 8`9"**

**Bedroom**

**Main**

**11`1" x 11`2"**

**Walk-In Closet**

**Main**

**7`2" x 7`6"**

Legal/Tax/Financial

Condo Fee:

**\$357**

Title:

**Fee Simple**

Fee Freq:

Zoning:

**R5**

Legal Desc:	0840235	Monthly	Remarks
Pub Rmks:	<b>CONDO FEES \$357.04 per month. Underground parking stall. Separate titled storage! Original owner! Welcome to the Summits at Eagle Ridge. Concrete constructions makes this property very quiet. A great location north of the bridge. Are you looking for inexpensive accomodations for commuting or are you an investor. This is perfect for you as it is partially furnished and ready to move in today! The original owners took very good care of this property. It's priced to sell and easy to show. It's open concept with a huge walk in close for the bedroom to the bathroom. In suite laundry is a bonus as well. Check out the 360 tour and detailed floor plans so you can see every sink and the shower! Are you ready to say yes to this address?</b>		
Inclusions:	<b>fridge, stove, dishwasher, microwave, washer/dryer, furniture: couch, table, 4 dining chairs, 2 stools, bed frame, desk &amp; chair, tv stand. TV as is</b>		
Property Listed By:	<b>RE/MAX FORT MCMURRAY</b>		

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









