

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



Seneral Information				DOM	
rop Type:	Residential			31	
ub Type:	Apartment			Layout	
City/Town:	Fort McMurray	Finished Floor Ar	<u>ea</u>	Beds:	1(1)
ear Built:	2009	Abv Sqft:	656	Baths:	1.0 (1 0)
<u>ot Information</u>		Low Sqft:		Style:	Apartment
ot Sz Ar:		Ttl Sqft:	656		
ot Shape:				Parking	
				Ttl Park:	1
					1
				Garage Sz:	
ccess:					
ot Feat:					
ark Feat:	Underground				

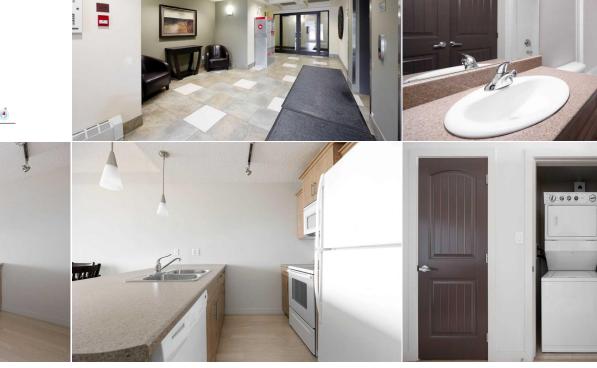
Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Baseboard Balcony,Playground		Construction: Concrete Flooring: Carpet,Laminate,Linole Water Source:	eum		
Kitchen Appl: Int Feat:	See Remarks Breakfast Bar,Lamii	ate Counters,No Animal Home,No S	Fnd/Bsmt: Smoking Home,Open Floorplan			
Utilities:	Utilities: Room Information					
<u>Room</u> 4pc Bathroom Kitchen Living Room	<u>Level</u> Main Main Main	<u>Dimensions</u> 8`4" x 0`0" 11`5" x 8`3" 10`9" x 12`6"	<u>Room</u> Dinette Bedroom Walk-In Closet Legal/Tax/Financial	<u>Level</u> Main Main Main	Dimensions 11`5" x 8`9" 11`1" x 11`2" 7`2" x 7`6"	
Condo Fee: \$357		Title: Fee Simple Fee Freq:		Zoning: R5		

Legal Desc:	Monthly				
	0840235 Remarks				
Pub Rmks:	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?				
Inclusions: Property Listed By:	fridge, stove, dishwasher, microwave, washer/dryer, furniture: couch, table, 4 dining chairs, 2 stools, bed frame, desk & chair, tv stand. TV as is RE/MAX FORT MCMURRAY				

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





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