



THE
A-TEAM

**RE/MAX
FIRST**

135A SANDPIPER Road #1315, Fort McMurray T9K 0N3

MLS®#: **A2124199**

Area: **Eagle Ridge**

Listing Date: **04/23/24**

List Price: **\$254,900**

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:

1,002

Low Sqft:

Ttl Sqft:

1,002

DOM

25

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Apartment

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Garage Door Opener,Heated Garage,Insulated,Paved,Secured,Titled,Underground

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete,Stucco

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Microwave,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Breakfast Bar,Built-in Features,Closet Organizers,Crown Molding,High Ceilings,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open

Floorplan,Pantry,See Remarks,Walk-In Closet(s)

Utilities:

Room Information

Room

4pc Bathroom

Bedroom

Level

Main

Main

Dimensions

8`0" x 9`10"

11`7" x 10`1"

Room

4pc Ensuite bath

Bedroom - Primary

Level

Main

Main

Dimensions

8`5" x 7`4"

13`5" x 10`9"

Legal/Tax/Financial

Condo Fee:

\$568

Title:

Fee Simple

Fee Freq:

Zoning:

R5

Legal Desc:	0840235	Monthly	Remarks
Pub Rmks:	RARE FIND IN THE SUMMITS OF EAGLE RIDGE. One of the few fully CONCRETE BUILDINGS in Fort McMurray, with the floor plan that is the largest in the building located on 3rd floor boasting 2 BEDROOMS 2 BATHROOMS AND A DEN! This pristine and move-in-ready home shines above the rest. Located on the 3rd. floor of the Summits in this well-managed and super-clean complex with an on-site manager. Inside this condo you have open-concept living with a spacious kitchen featuring built-in, appliances, an eat-up breakfast bar. The kitchen opens up to your dining nook and bright oversized living room. This entire living space offers high ceilings. In addition off the living room you have a garden door leading to your private covered balcony with gas BBQ hookup. This extra-large condo offers 2 bedrooms, The Primary bedroom features a walk-in closet that leads to your full ensuite. The 2 bedroom also features a large walk-in closet space. There is the addition of a second 4 pc bathroom in the home. Then to complete this living space with over 1000 sq ft you have in-suite laundry with storage. This turn-key package also includes 2 UNDERGROUND PARKING STALLS, Storage locker, and unit roughed in for central a/c. Added bonuses of this well-secured Summit's complex is onsite Cardio gym and weight room, onsite children's parking, ample visitor parking and perfectly located near transit and site bus stops. Call today and schedule your personal viewing!		
Inclusions:	2 fridges, stove, microwave, washer, dryer, 2 tandem title parking stalls, storage unit		
Property Listed By:	COLDWELL BANKER UNITED		

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









