



THE
A-TEAM

**RE/MAX
FIRST**

135A SANDPIPER Road #1301, Fort McMurray T9K0N3

MLS® #: **A2125099**

Area: **Eagle Ridge**

Listing Date: **04/22/24**

List Price: **\$159,900**

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

Finished Floor Area

Abv Sqft:

601

Low Sqft:

Ttl Sqft:

601

Lot Sz Ar:

Lot Shape:

DOM

26

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, Forced Air, Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Int Feat:

Laminate Counters

Utilities:

Room Information

Room

4pc Bathroom

Dining Room

Living Room

Level

Main

Main

Main

Dimensions

8`0" x 4`11"

11`5" x 8`8"

10`9" x 12`8"

Room

Bedroom

Kitchen

Level

Main

Main

Dimensions

11`2" x 11`4"

8`1" x 7`7"

Legal/Tax/Financial

Condo Fee:

\$357

Title:

Fee Simple

Fee Freq:

Zoning:

R5

Legal Desc:	0840235	Monthly	Remarks
Pub Rmks:	Affordable Living! Concrete Building! Welcome to #1301 135A Sandpiper Road. This quiet & spacious 601 sq ft, 1 bed 1 bath condo features an open concept kitchen that is complete with an eat up breakfast bar, black appliances, laminate floors, plenty of cabinetry and an ample amount of counter space! Kick back in the bright and cozy living room that features laminate floors and access to the private balcony! The spacious bedroom is complete with a walk through closet and 4 piece ensuite. This unit comes with one underground, titled parking stall. The Summits complex has access to a shared fitness centre and underground wash bay! Condo fees include, water, heat, garbage ,snow removal and common area maintenance! Enjoy professional management through 2020 management. Call now to schedule your private viewing!		
Inclusions:	Fridge, Stove, Dishwasher, washer, dryer, microwave, window coverings, 2 fobs, 1 garage remote.		
Property Listed By:	ROYAL LEPAGE BENCHMARK		

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





