



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135B SANDPIPER Road #2209, Fort McMurray T9K 0N3**

MLS®#: **A2136477**

Area: **Eagle Ridge**

Listing Date: **06/10/24**

List Price: **\$229,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment**  
Sub Type: **Fort McMurray**  
City/Town: **2008**  
Year Built: **2008**

Finished Floor Area  
Abv Sqft: **944**  
Low Sqft:  
Ttl Sqft: **944**

DOM

**98**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Stall,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**  
Int Feat: **Laminate Counters,See Remarks**

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`0" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 10`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`3" x 5`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>4`4" x 7`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`3" x 10`9"</b>

Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>5`0" x 10`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`8" x 12`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`3" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 12`6"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>7`2" x 6`5"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$529

**Fee Simple**  
Fee Freq:  
**Monthly**

R5

Legal Desc: 0840235

Remarks

Pub Rmks: **Introducing 2209-135B Sandpiper Rd! This 2-bedroom condo is bright and airy, featuring low-maintenance laminate flooring and trendy light-colored wood cabinets. Located on the second floor, this unit offers 2 bedrooms, 2 full bathrooms, and in-suite laundry. Enjoy secure living in this popular concrete building, which includes amenities like a gym, a children's playground, and plenty of visitor parking. The unit comes with an underground tandem heated parking stall (# 249), a titled storage locker (# 547), secure access, 7ft clearance, and a car wash bay. Conveniently located within walking distance to Stoney Creek Village, this condo is perfect for commuters. Paint touch-ups and repairs will be completed before possession. Don't miss out on this fantastic opportunity!**

Inclusions: **Fridge, stove, dishwasher, washer, dryer**  
Property Listed By: **RE/MAX FORT MCMURRAY**

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





