



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135B SANDPIPER Road #2514, Fort McMurray T9K 0N3**

MLS®#: **A2159829**

Area: **Eagle Ridge**

Listing Date: **08/22/24**

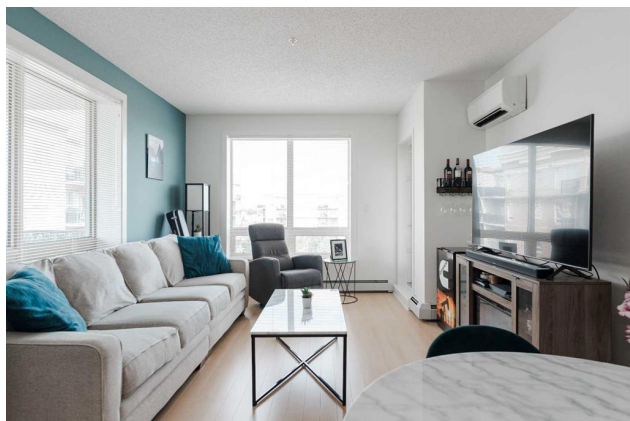
List Price: **\$235,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 07-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **878**  
Low Sqft:  
Ttl Sqft: **878**

DOM

**27**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**See Remarks,Tandem,Titled,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Wall/Window Air Conditioner,Washer/Dryer**  
Int Feat: **See Remarks,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living/Dining Room Combination	Main	18`10" x 15`8"
Bedroom - Primary	Main	11`7" x 10`8"
Bedroom	Main	10`6" x 12`0"

Room	Level	Dimensions
Kitchen	Main	9`2" x 10`3"
4pc Ensuite bath	Main	5`3" x 8`3"
4pc Bathroom	Main	7`11" x 4`10"

Legal/Tax/Financial

Condo Fee:  
**\$529**

Title: **Fee Simple**  
Fee Freq:

Zoning: **R5**

**Monthly**

Legal Desc: **0840235**

Remarks

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Pub Rmks: **Welcome home to this 5th floor corner unit in The Summits complete with A/C, two balconies and underground parking + storage! Upon walking into this two bedroom two bathroom home you're greeted with a spacious entry flowing into a bright and airy living space. With an open concept floor plan and great kitchen area, you'll have plenty of space to enjoy and gather. Primary bedroom includes walk in closet + ensuite and access to one of the two balconies. The building is concrete with great soundproofing, elevators, titled tandem parking stalls + titled storage unit are included with this unit in the underground heated parkade (the parking stalls for this unit are conveniently located near the elevator, only a few steps away) and an onsite wash bay can also be found in the parkade. The building also features a playground, an onsite fitness centre with weights and cardio area and is professionally managed. The Summits are conveniently located close to bus stops, schools, parks and trails and only minutes away from shopping including The Commons featuring a theatre and The Alley, Stonecreek Plaza just across the boulevard and plenty of restaurants and shops close by - all within walking distance. Low maintenance living in a corner unit with A/C in a quiet concrete building, with exercise centre onsite, underground parking and two balconies - this unit has it all! Don't miss out - check it out in person today!**

Inclusions: **Artificial greenery + string lights on bedroom balcony railing**

Property Listed By: **COLDWELL BANKER UNITED**

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