



THE A-TEAM

RE/MAX FIRST

135C SANDPIPER Road #3106, Fort McMurray T9K 1V4

MLS®#: A2164943 Area: Eagle Ridge Listing Date: 09/11/24 List Price: \$244,900
Status: Active County: Wood Buffalo Change: None Association: Fort McMurray



General Information

Prop Type: Residential Apartment
Sub Type: Fort McMurray
City/Town: Fort McMurray
Year Built: 2009
Finished Floor Area: 940
Abv Sqft: 940
Low Sqft:
Ttl Sqft: 940

Access:
Lot Feat:
Park Feat: Off Street, Titled, Underground

DOM: 8
Layout:
Beds: 2 (2)
Baths: 2.0 (2.0)
Style: Apartment
Parking:
Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Asphalt
Heating: Baseboard, Hot Water, Natural Gas
Sewer:
Ext Feat: Lighting, Storage
Construction: Mixed
Flooring: Carpet, Laminate, Tile
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Int Feat: Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Storage, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 4pc Bathroom, Bedroom, Foyer, Living Room, Walk-In Closet, 4pc Ensuite bath, Dining Room, Kitchen, Bedroom - Primary.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$529

Fee Simple

R5

Fee Freq:

Monthly

Legal Desc: 0840235

Remarks

Pub Rmks: **Welcome to 3106-135C Sandpiper! This 2 bedroom, 2 full bathroom TURNKEY condo with x2 UNDERGROUND HEATED TANDEM PARKING STALLS, IN SUITE LAUNDRY & MODERN UPGRADES is a gem find located in the heart of Eagle Ridge! Situated on ground floor with southwest exposure, this unit offers a great patio for combined indoor/outdoor living space - perfect for hosting friends & family! Upon entering the unit, you are welcomed into the foyer with ample closet space and led into the kitchen, finished with rich dark cabinetry, pendant feature lighting, dual basin undermount sink, ample counter space and a great breakfast bar for informal meals. The open floorplan of the combined living/dining room is great for easy transitioning and finished with warm laminate flooring & a door providing you access to your patio with plenty of space for a BBQ. This unit also offers two great-sized bedrooms, both finished with plush carpet! The master bedroom is equipped with a walk-through closet and full 4-pc ensuite with tub/shower combo & built-in medicine cabinet! This condo also offers a shared 4-pc bathroom, easily accessible off the main entrance with tub/shower combo & an in-suite separate laundry room with stacked washer/dryer! There are two underground tandem parking stalls for your convenience, a titled storage unit, car wash bay and a cardio/weight room. Located close to restaurants, banks and hiking trails, this condo is a gem & must see! Book your private showing today!**

Inclusions: **Fridge, stove, dishwasher, microwave, washer, dryer**

Property Listed By: **KIC Realty**

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







