



THE
A-TEAM

**RE/MAX
FIRST**

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

MLS® #: **A2165628**

Area: **Eagle Ridge**

Listing Date: **09/15/24**

List Price: **\$239,888**

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

Abv Sqft: **1,002**
Low Sqft:
Ttl Sqft: **1,002**

DOM

4
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:

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/Bsm:

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	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`0" x 9`10"	4pc Ensuite bath	Main	8`5" x 7`4"
Bedroom	Main	11`7" x 10`1"	Bedroom - Primary	Main	13`5" x 10`9"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$568

Fee Simple

R5

Fee Freq:
Monthly

Legal Desc: 0840235

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 titled 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









