



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135C SANDPIPER Road #3114, Fort McMurray T9K0N3**

MLS®#: **A2167831**      Area: **Eagle Ridge**      Listing Date: **09/21/24**      List Price: **\$234,900**  
Status: **Active**      County: **Wood Buffalo**      Change: **-\$10k, 06-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
Sub Type: **Fort McMurray**  
City/Town: **Fort McMurray**  
Year Built: **2009**  
Lot Information  
Lot Sz Ar:      Finished Floor Area  
Lot Shape:      Abv Sqft: **1,002**  
                    Low Sqft:  
                    Ttl Sqft: **1,002**

DOM

**60**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick, Concrete**  
Heating: **Boiler, Forced Air**      Flooring: **Vinyl**  
Sewer:      Water Source:  
Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**  
  
Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**  
Int Feat: **Breakfast Bar, Laminate Counters, No Smoking Home, See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9' 0" x 4' 11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4' 11" x 9' 7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14' 10" x 11' 2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10' 1" x 12' 2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10' 3" x 14' 1"</b>	<b>Living Room</b>	<b>Main</b>	<b>14' 1" x 10' 7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14' 11" x 15' 9"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$569

Fee Simple

R5

Fee Freq:  
Monthly

Legal Desc: 0840235

Remarks

Pub Rmks: **Beautiful Executive, UPDATED Corner unit! Welcome to the Summits IN EAGLE RIDGE! 1st FLOOR unit with exterior BALCONY access! BEAUTIFUL herringbone, VINYL PLANK FLOORING! This 1,002 sqft 2 bed 2 bath, open concept condo gives an elegant and luxury feel. The bright and open kitchen features NEW luxury vinyl plank herringbone flooring, dark cabinetry eat up breakfast bar, NEW stainless steel appliances & lots of cabinet & counter space! Both bedrooms are spacious with carpet flooring & large windows. The primary bedroom features a walk-through closet, 4 piece ensuite bathroom with tub/shower combo. There is convenient exterior door access from the primary bedroom. The secondary bedroom has close access to another 4 piece bathroom. The main living area features central air, updated luxury vinyl plank flooring, a feature wall, plenty of natural light, and access to your covered exterior living area. There are 2 underground titled parking stalls (tandem) plus there is a titled storage unit. The Summits buildings and residents have access to a fitness centre & wash bay! Condo fees include water, heat, garbage, exterior insurance, and reserve fund contributions. Call now to schedule your private viewing!**

Inclusions: **Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, A/C.**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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







