



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135B SANDPIPER Road #2614, Fort McMurray T9K0N3**

MLS®#: **A2175802**      Area: **Eagle Ridge**      Listing Date: **10/28/24**      List Price: **\$229,900**  
 Status: **Pending**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Fort McMurray**  
 Year Built: **2008**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **889**  
 Low Sqft:  
 Ttl Sqft: **889**

DOM

**63**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

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

Access:  
 Lot Feat:  
 Park Feat: **Owned,Secured,Stall,Tandem,Titled,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Oven,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 8`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 10`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`5" x 8`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`8" x 12`6"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`5" x 5`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`5" x 6`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`1" x 9`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`9" x 11`9"</b>

Legal/Tax/Financial

Condo Fee: **\$529**      Title: **Fee Simple**      Zoning: **R5**

Fee Freq:  
**Monthly**

Legal Desc: **0840235**

Remarks

Pub Rmks: **END UNIT! TOP FLOOR! 2 BALCONIES! TANDEM UG HEATED PARKING STALL! CONCRETE BUILDING!! Welcome to 135B Sandpiper Road #2614 in the beautiful quiet Summits. Entering this end unit you are welcomed with a spacious foyer that gives access to a large closet with in-suite laundry and storage. This property offers 2 bedrooms which includes the primary bedroom that boasts a 4 PCE en suite bathroom, walk in closet and access to 1 of the 2 balconies in this apartment. The kitchen offers ample cabinet and counter top space, pendant lighting, and gives the open concept feel as it looks onto the spacious living room which allows access to the second balcony. Last but not least this property offers a second 4 PCE bathroom that sits just outside the spacious spare bedroom. This property comes with a titled underground tandem heated titled parking stall (#149) and a titled storage unit (#432). Call now to view this top floor unit today.**

Inclusions: **Fridge,Stove,Dishwasher,Microwave,Washer,Dryer,All window coverings,**  
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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



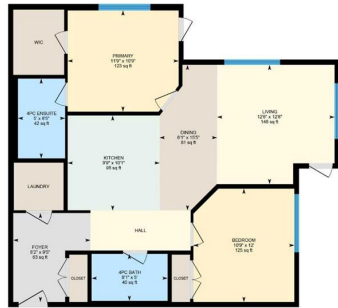






2614-135B Sandpiper Rd, Fort McMurray, AB

Main Floor Exterior Area 951.66 sq ft  
Interior Area 989.84 sq ft



0 3 6 ft

PREPARED: 2024-10-27



Viewing figures are excluded from total floor area in GIUCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.