



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135C SANDPIPER Road #3107, Fort McMurray T9K0N3**

MLS® #: **A2185143**      Area: **Eagle Ridge**      Listing Date: **01/03/25**      List Price: **\$224,000**  
 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**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **960**  
 Low Sqft:  
 Ttl Sqft: **960**

DOM

**17**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,No Smoking Home,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`11" x 4`11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5`0" x 10`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`6" x 10`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>14`1" x 10`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`5" x 9`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`10" x 12`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>4`5" x 7`11"</b>			

Legal/Tax/Financial

Condo Fee: **\$604**      Title: **Fee Simple**      Zoning: **R5**

Legal Desc:

0840235

Fee Freq:  
Monthly

Remarks

Pub Rmks:

**TANDEM UNDERGROUND HEATED PARKING STALL! GROUND LEVEL APARTMENT! IMMACULATE CONDITION! Welcome to 135C Sandpiper Road #3107. On the main level this property offers an open concept feel as the spacious kitchen that has ample cabinet and counter space looks onto the large living room that is sure to fit the entire family. The living room gives access to the private patio where you can find a gas bbq connection. The primary bedroom boasts a custom walk through closet, and a 4 PCE en suite bathroom. On the opposite side of this condo you will find the spacious spare bedroom, a 2nd 4 PCE bathroom, and in suite laundry and storage room. Check out the underground tandem heated stall (#311), and the separate storage unit (#530). Other features include a weight room that is steps away from the apartment, and a wash bay which is located close to the titled parking stall. Call now for your personal showing.**

Inclusions:

Fridge, Stove, Dishwasher, Microwave, Washer, Dryer,

Property Listed By:

ROYAL LEPAGE BENCHMARK

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





