



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135B SANDPIPER Road #2615, Fort McMurray T9K 0N3**

MLS®#: **A2187932**

Area: **Eagle Ridge**

Listing Date: **01/16/25**

List Price: **\$264,900**

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: **2008**

Finished Floor Area  
Abv Sqft: **1,020**  
Low Sqft:  
Ttl Sqft: **1,020**

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: **Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard, Forced Air**  
Sewer:  
Ext Feat: **Balcony, Lighting**

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

Kitchen Appl: **Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**  
Int Feat: **Breakfast Bar**  
Utilities:

Room Information

| Room                | Level       | Dimensions           |
|---------------------|-------------|----------------------|
| <b>4pc Bathroom</b> | <b>Main</b> | <b>8`0" x 9`11"</b>  |
| <b>Bedroom</b>      | <b>Main</b> | <b>11`9" x 10`1"</b> |
| <b>Dining Room</b>  | <b>Main</b> | <b>6`11" x 12`5"</b> |
| <b>Kitchen</b>      | <b>Main</b> | <b>9`1" x 9`11"</b>  |
| <b>Living Room</b>  | <b>Main</b> | <b>13`5" x 12`5"</b> |

| Room                     | Level       | Dimensions            |
|--------------------------|-------------|-----------------------|
| <b>4pc Ensuite bath</b>  | <b>Main</b> | <b>8`7" x 7`4"</b>    |
| <b>Bonus Room</b>        | <b>Main</b> | <b>8`3" x 10`10"</b>  |
| <b>Foyer</b>             | <b>Main</b> | <b>13`1" x 5`4"</b>   |
| <b>Laundry</b>           | <b>Main</b> | <b>6`10" x 8`0"</b>   |
| <b>Bedroom - Primary</b> | <b>Main</b> | <b>13`3" x 10`10"</b> |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$649

Fee Simple

R5

Fee Freq:  
Monthly

Legal Desc: 0840235

Remarks

Pub Rmks: **Welcome to 2615-135B Sandpiper Road! This 2 bedroom & 2 full bathroom PLUS DEN condo located in the heart of Eagle Ridge features 2 UNDERGROUND HEATED PARKING STALLS and IN SUITE LAUNDRY! Located on the top floor with northwest exposure, this unit was FRESHLY PAINTED and a beautiful MODERN FEATURE WALL was added. Upon entering the unit, you are welcomed into the foyer 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 in-formal meals. The open floorplan of the combined living/dining room is great for easy transitioning and finished with warm laminate flooring & a door providing access to your balcony with plenty of space for a BBQ. This unit also offers two great-sized bedrooms and a BONUS ROOM all finished with plush carpet! The master bedroom features a full 4-pc ensuite with tub/shower combo & built-in medicine cabinet! This condo also offers a shared 4-pc bathroom with tub/shower combo & an in-suite laundry room with stacked washer/dryer! There are two underground titled parking stalls for your convenience and a titled storage unit. Located close to restaurants, banks and hiking trails, this condo is a gem & must see! Book your private showing today!**

Inclusions: **Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, windows covering and Natural Gas BBQ**  
Property Listed By: **KIC Realty**

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





