



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135C SANDPIPER Road #3213, Fort McMurray T9K0N3**

MLS® #: **A2204068**

Area: **Eagle Ridge**

Listing Date: **03/18/25**

List Price: **\$229,900**

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: **2009**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,005**  
Low Sqft:  
Ttl Sqft: **1,005**

DOM

**13**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat:

**Guest,Heated Garage,Owned,Parkade,Parking Lot,See Remarks,Stall,Tandem,Titled,Underground**

Utilities and Features

Roof: **Asphalt**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Lighting,Storage**

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

Kitchen Appl: **See Remarks**  
Int Feat: **Built-in Features,Kitchen Island,Laminate Counters,Open Floorplan,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`6" x 11`0"</b>	<b>Dinette</b>	<b>Main</b>	<b>10`0" x 12`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`2" x 9`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`0" x 10`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`11" x 15`9"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$604

Fee Simple

R5

Fee Freq:

Monthly

Legal Desc: 0840235

Remarks

Pub Rmks: **3213-135C Sandpiper Road- This beautiful CORNER UNIT home features TWO BALCONIES, in a concrete building with titled TANDEM UNDERGROUND PARKING stalls and a titled storage cage. Inside you will be greeted with an open concept floor plan offering laminated flooring throughout your common space and an abundance of natural lighting. Your kitchen features ample covered and countertop space laminated countertops and an eat up Island area. Your dinette area leads you to your large living room with large windows and direct access to one of your balconies. Your primary bedroom features a full four piece en suite, a walk-in closet, and direct access to your second large balcony area. Your second bedroom is situated on the opposite side of your home giving privacy and comfort with a main bathroom finished with similar design and features throughout. Your home also offers a large laundry room with storage space. The courtyard provides a playground area; visitor parking, you also find heated walkways leading to busing pickups, the Parkade features your titled storage cage as well as your tandem parking stall, there are also wash bay areas throughout the Parkade and walking distance to shopping complex, grocery store and restaurants. This home is a must see!!! Call today for your private viewing**

Inclusions: **Fridge, stove, dishwasher, microwave, window covering, titled parking stall (two), titled storage cage**  
Property Listed By: **COLDWELL BANKER UNITED**

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







