



THE
A-TEAM

**RE/MAX
FIRST**

135C SANDPIPER Road #3607, Fort McMurray T9K 0N3

MLS® #: **A2222385**

Area: **Eagle Ridge**

Listing Date: **05/18/25**

List Price: **\$249,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Fort McMurray
2009**

City/Town:
Year Built:
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,040**
Low Sqft:
Ttl Sqft: **1,040**

DOM

30
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: **Underground**

Utilities and Features

Roof:
Heating: **Boiler**
Sewer:
Ext Feat: **Balcony,Barbecue,BBQ gas line,Playground**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Closet Organizers,Kitchen Island,Open Floorplan,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`0" x 10`1"
Bedroom - Primary	Main	12`0" x 10`1"
4pc Bathroom	Main	4`11" x 10`1"
4pc Bathroom	Main	9`11" x 4`11"

Room	Level	Dimensions
Living/Dining Room Combination	Main	20`9" x 12`4"
Walk-In Closet	Main	6`8" x 6`4"
Bedroom	Main	14`3" x 10`9"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$529

Fee Simple
Fee Freq:
Monthly

R5

Legal Desc: 0840235

Remarks

Pub Rmks: **Top-floor living in the Summits of Eagle Ridge! This bright and spacious unit offers low-maintenance comfort in one of Fort McMurray's most desirable, concrete-built, communities. Inside, you'll find a modern open-concept layout featuring a well-appointed kitchen with ample cabinetry, a large island with breakfast bar, and a private balcony complete with a built-in natural gas BBQ hookup; perfect for entertaining or relaxing outdoors. Large windows fill the space with natural light, enhancing the appeal of the two generously sized bedrooms and two full bathrooms. The primary suite includes a walk-through closet leading to a 4-piece ensuite, while the second bedroom has its own full bath, offering ideal convenience for guests, roommates, or family. Additional features include in-suite laundry, a tandem heated underground parking stall with a storage locker located just steps from the elevator, and access to building amenities such as a fully equipped fitness facility and on-site playground. Whether you're a first-time homebuyer, investor, or looking to downsize without compromise, this home is a perfect fit. Call today to schedule your private showing and experience everything this fantastic property has to offer.**

Inclusions: **Refrigerator, Stove, OTR Microwave, Dishwasher, Washer, Dryer, All Existing Window Coverings, BBQ, Fobs (x2) and Garage Door Opener.**

Property Listed By: **EXP REALTY**

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







