



THE
A-TEAM

**RE/MAX
FIRST**

135A SANDPIPER Road #1209, Fort McMurray T9K0N8

MLS® #: **A2223864** Area: **Eagle Ridge** Listing Date: **05/22/25** List Price: **\$249,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Fort McMurray**
 City/Town: **Fort McMurray**
 Year Built: **2009**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **945**
 Low Sqft:
 Ttl Sqft: **945**

DOM

26
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Parkade**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **See Remarks**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$604**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **R5**

Legal Desc: **0840235**

Remarks

Pub Rmks: **FIND FABULOUS FOR LESS! This beautiful 2 bedroom, 2 bathroom, condominium features modern spacious floor plan and color scheme, solid core suite wood entry doors, 9 foot ceilings, in-suite laundry, chrome fixtures, blinds & Decora switches. The kitchen boasts ample cupboard space and eat up island. The has a primary bedroom features a walk thru closet to a 4 piece ensuite. This unit comes with a heated underground parking stall with secure/ monitored access, 7 foot clearance and car wash bay. Precast concrete construction including concrete floors (exterior and interior) with furring and insulation for state of the art soundproofing. Additional features: architectural detailing, large private concrete patios with natural gas hook up and aluminum railings (excl ground floor units), maintenance free vinyl windows, pre-wiring for future in-suite air conditioning. Upgraded with Vinyl Plank flooring, this unit will sell fast! Tenant in place until September, possession can be negotiable. CALL NOW TO VIEW. 24 Hour notice required for all showings.**

Inclusions: **fridge, stove, dishwasher, OTR microwave, washer/dryer(stackable), all window blinds, garage underground remote, one building fob**

Property Listed By: **RE/MAX Connect**

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





