



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135C SANDPIPER Road #3312, Fort McMurray T9K 0N3**

MLS® #: **A2230319**

Area: **Eagle Ridge**

Listing Date: **06/11/25**

List Price: **\$259,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Apartment**

City/Town:

**Fort McMurray**

Year Built:

**2009**

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,039**

Low Sqft:

Ttl Sqft:

**1,039**

DOM

**2**

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:

**Parkade,Underground**

Utilities and Features

Roof:

**Concrete,Membrane**

Heating:

**Baseboard,Boiler,Exhaust Fan,Natural Gas**

Sewer:

Ext Feat:

**Barbecue,Lighting,Playground,Storage**

Construction:

**Concrete,Vinyl Siding**

Flooring:

**Carpet,Laminate,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**

Int Feat:

**Closet Organizers,Elevator,High Ceilings,Laminate Counters,Open Floorplan,Pantry,Recreation Facilities,Storage,Sump Pump(s),Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room

**Kitchen**

**Dining Room**

**Bedroom**

**4pc Ensuite bath**

Level

**Main**

**Main**

**Main**

**Main**

Dimensions

**12`0" x 9`6"**

**10`0" x 8`0"**

**12`0" x 10`6"**

**0`0" x 0`0"**

Room

**Living Room**

**Bedroom - Primary**

**Laundry**

**4pc Bathroom**

Level

**Main**

**Main**

**Main**

**Main**

Dimensions

**12`0" x 11`6"**

**10`0" x 11`6"**

**4`6" x 7`6"**

**0`0" x 0`0"**

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$605

Fee Simple

R5

Fee Freq:

Monthly

Legal Desc:

0840235

Remarks

Pub Rmks:

**For more information, please click Brochure button. Investment or Ownership Opportunity - The Summits at Eagle Ridge. Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo located in the highly sought-after Eagle Ridge/Timberlea neighborhood. Offering 1,040 sq. ft. of modern living space, this condo is ideal for both homeowners and investors. The open-concept layout features 9-foot ceilings, solid-core suite entry doors, in-suite laundry, and a neutral color scheme with stylish chrome fixtures, blinds, and Decora switches. The kitchen is equipped with ample cabinetry and six fully functional appliances, including a stove with oven, refrigerator, microwave, dishwasher, and a stackable washer and dryer. The spacious primary bedroom includes a walk-in closet and a 4-piece ensuite bathroom. The unit also comes with two heated underground parking stalls, uniquely separated by large structural beams, offering extra space and privacy. Additional amenities include a secured underground storage area, car wash bay, 24/7 vacuum access, and monitored building entry. Facing a quiet garden area, the condo offers peaceful views and a calm atmosphere. The building itself is constructed with precast concrete and features concrete flooring with furring and insulation, providing exceptional soundproofing. Residents enjoy access to a fitness center, party room, children's park, and air-conditioned common areas, along with ample visitor parking. The large private balcony includes a natural gas hookup and aluminum railings (excluding ground-floor units). Additional thoughtful touches include digital thermostats, auto shut-off exhaust fans, maintenance-free vinyl windows, and pre-wiring for future in-suite air conditioning. Condo fees cover heat, water, gas, and building insurance. Currently, the property is rented by a professional couple who are open to staying long-term, making this a turnkey investment opportunity with excellent rental potential or a ready-to-move-in home.**

Inclusions:

n/a

Property Listed By:

Easy List Realty

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







