



THE
A-TEAM

**RE/MAX
FIRST**

135B SANDPIPER Road #2405, Fort McMurray T9K 0N3

MLS® #: **A2231709**

Area: **Eagle Ridge**

Listing Date: **06/18/25**

List Price: **\$270,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Fort McMurray
2008**

Finished Floor Area

Abv Sqft: **1,002**
Low Sqft:
Ttl Sqft: **1,002**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

1
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: **Stall,Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Laminate Counters,Open Floorplan,Pantry,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		
Condo Fee: \$649		Title: Fee Simple Fee Freq: Monthly		Zoning: R5	
Legal Desc:	0840235	Remarks			

Pub Rmks:

Welcome to 2405-135B Sandpiper Road: A spacious fourth floor corner unit in the highly sought after concrete buildings of Eagle Ridge. Boasting two private balconies overlooking the beautiful pond and surrounding trees, this perfectly laid out home offers two bedrooms, two bathrooms and an abundance of natural light throughout. Equipped with central A/C and being sold by its original owners, this unit is in pristine condition and ready for its next chapter to begin. Stepping inside, you're greeted with a wide foyer where a large coat closet sits to one side and a storage closet with stacked laundry to the other. From here, the bright and open living space unfolds. The kitchen is at the heart of the home, with a long eat-up peninsula that provides ample room for dining and meal prep, while a pantry adds to the generous storage. The adjacent dining area is full of natural light thanks to a large window, and the spacious living room offers direct access to one of two balconies, complete with a gas hookup for your BBQ. Oversized windows flood the main living area with sunshine, creating a warm and inviting ambiance. Off the living room, the primary bedroom awaits with space for your king-sized bed, a walk-through closet and a private four-piece ensuite bathroom. The layout of this unit is ideal, with the second bedroom located on the opposite side of the home off the kitchen. A second full four-piece bathroom sits just beside it, offering added privacy and comfort for guests, roommates or family members. This unit includes two underground parking stalls, and residents of the building enjoy access to a fully equipped fitness room, a car wash bay, and secure entry with on-site management. Located within walking distance to the Eagle Ridge Commons, grocery stores, restaurants, schools and scenic trails, this is a rare opportunity to enjoy a peaceful and convenient lifestyle in one of Fort McMurray's most desirable condo buildings. Schedule your private tour today and experience the elevated comfort and thoughtful design of 2405-135B Sandpiper Road.

Inclusions:

N/A

Property Listed By:

The Agency North Central Alberta

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









