



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135C SANDPIPER Road #3317, Fort McMurray T9K 0N3**

MLS® #: **A2232062**

Area: **Eagle Ridge**

Listing Date: **06/19/25**

List Price: **\$155,000**

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: **580**  
Low Sqft:  
Ttl Sqft: **580**

DOM

**1**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat: **Plug-In,Stall,Titled**

Utilities and Features

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

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

Kitchen Appl: **See Remarks**  
Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,Open Floorplan,See Remarks,Vinyl Windows**  
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:		Title:		Zoning:	
<b>\$408</b>		<b>Fee Simple</b>		<b>R5</b>	
		Fee Freq:			
		<b>Monthly</b>			
Legal Desc:	<b>0840235</b>				
Remarks					

Pub Rmks:

Welcome to this well-maintained 1 bedroom, 1 bathroom unit located in The Summits. A sought after concrete construction building in the heart of Eagle Ridge. This bright and inviting home features laminate flooring throughout the main kitchen & living area and a spacious open concept layout. The kitchen offers plenty of storage and prep space with an eat up peninsula, flowing seamlessly into a generous living and dining area filled with natural light from large windows. Just off the living room, you'll find a private balcony equipped with a built-in gas line, perfect for enjoying your morning coffee or evening BBQs. The unit includes in suite laundry and plenty of storage, along with a titled powered parking stall and a titled storage unit, adding even more convenience. Residents of The Summits enjoy the benefits of a secure, quiet building with air conditioned hallways, a fully equipped gym, an underground car wash bay, and an outdoor playground. Located just minutes from beautiful Birchwood Trails, bus routes, and within walking distance of Stoney Creek Village, this home offers a fantastic blend of comfort, community, and accessibility. Condo fees cover heat, water, sewer, garbage, building insurance, exterior maintenance, snow removal, and professional management making this an ideal low maintenance choice for first time buyers, downsizers, or investors.

Inclusions:

Fridge, Stove, Dishwasher, Over the range microwave, Washer/Dryer, Blinds

Property Listed By:

**COLDWELL BANKER UNITED**

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

















