



THE
A-TEAM

**RE/MAX
FIRST**

135 C SANDPIPER Road #3406, Fort McMurray T9k 0N3

MLS® #: **A2232206**

Area: **Eagle Ridge**

Listing Date: **06/21/25**

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

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:

943

Low Sqft:

Ttl Sqft:

943

DOM

25

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

**Apartment-Single
Level Unit**

Access:

Lot Feat:

Park Feat:

Few Trees

Underground

Parking

Ttl Park:

2

Garage Sz:

Utilities and Features

Roof: **Mixed**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

Mixed

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Oven,Refrigerator,Washer/Dryer

Int Feat:

Breakfast Bar,Kitchen Island,Vinyl Windows

Utilities:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

\$604

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

R2

Legal Desc:

50600910

Remarks

Pub Rmks:

Pack your personal belongings and move right into this 4 th floor turnkey condo that has it all and a few extras. The property comes fully furnished right down to the dishes. Picture perfectly clean and tastefully decorated describes this home. As you enter the unit you will notice the spacious bright and sunny open concept kitchen and living room. The kitchen boasts breakfast bar, Stainless steel and glass backsplash in the kitchen, upgraded appliances. I love the paint and the" bon appetit "scribing on the wall in this kitchen speaks gourmet cooking. This Open concept floor plan is perfect for any lifestyle. The Living room offers a cozy space with big windows to let in all the natural light and direct access to your private balconey with gas BBQ hookup and Western exposure. This home comes with 2 good size bedrooms, and the Master bedroom has a walk through 2-sided closet with its own private 4 pc ensuite. Other great features include updated light fixtures, & ceiling fan, central a/c, Full size stackable washer & dryer more than one closet for storage. The under-ground parking for this unit is a 2 car tandem parking stall, it has its own storage locker, and use of the onsite gym. Condo fees include, building insurance, heat, water, sewer. What a great location close to bus routes, grocery store, restaurants and all other amenities.

Inclusions:

Existing Fridge, Stove, Dishwasher, Washer and Dryer, Underground, Tandem Parking stall, All Furnishings, Locker 475, Natural Gas BBQ

Property Listed By:

ROYAL LEPAGE BENCHMARK

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









