

\$209,900 - 2412, 135b Sandpiper Road, Fort McMurray

MLS® #A2187392

\$209,900

2 Bedroom, 2.00 Bathroom, 959 sqft

Residential on 0.00 Acres

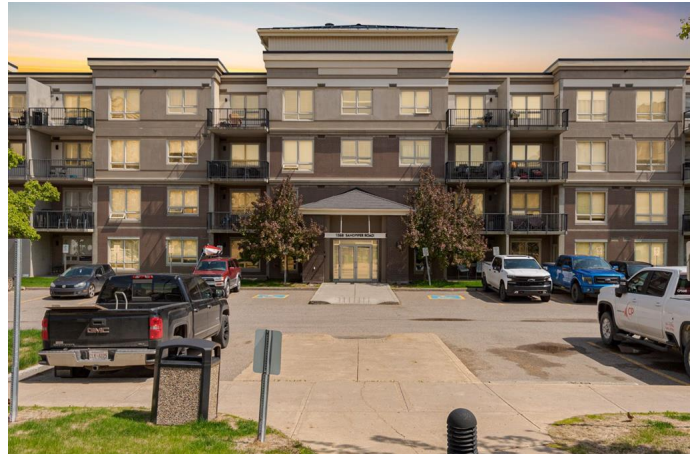
Eagle Ridge, Fort McMurray, Alberta

Welcome to 2412-135B Sandpiper Road: A beautifully maintained fourth-floor condo offering two bedrooms, two bathrooms, and immediate possession—all in pristine condition. Situated in a desirable and quiet concrete building, well-regarded for its soundproof construction and prime location near bus stops, shopping, and other everyday conveniences, this unit also includes a tandem underground parking stall with access to the building's car wash bay and gym.

Inside, the spacious open-concept layout is thoughtfully designed for both functionality and comfort. The kitchen features a long eat-up peninsula, ideal for cooking and entertaining, while the adjacent dining area offers plenty of room for hosting. The bright living room opens onto a private balcony, adding to the home's charm.

Each bedroom is positioned on opposite ends of the unit to maximize privacy. The primary bedroom includes a large walk-in closet and an oversized four-piece ensuite complete with a window for added natural light. The second bedroom is also generously sized, with another large walk-in closet and a four-piece bathroom just steps away.

Condo fees cover heat, water, sewage, garbage removal, building insurance, and grounds maintenance—making this the perfect option for low-maintenance living or a



turnkey investment property. Schedule your private tour today and make this exceptional condo your own.

Built in 2008

Essential Information

MLS® #	A2187392
Price	\$209,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	959
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	2412, 135b Sandpiper Road
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0N3

Amenities

Amenities	Elevator(s), Fitness Center, Recreation Room, Snow Removal, Storage, Trash
Parking Spaces	2
Parking	Stall, Underground

Interior

Interior Features	Laminate Counters, No Smoking Home, Storage, Walk-In Closet(s), No Animal Home
Appliances	Dishwasher, Microwave, Washer/Dryer, Window Coverings, Refrigerator, Stove(s)

Heating	Baseboard
Cooling	None
# of Stories	5

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	May 28th, 2025
Days on Market	14
Zoning	R5

Listing Details

Listing Office	The Agency North Central Alberta
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