

# **\$249,900 - 3312, 135c Sandpiper Road, Fort McMurray**

MLS® #A2230319

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,039 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

For more information, please click Brochure button.

INVESTMENT/LIVING

OPPORTUNITY-EAGLE RIDGE-THE SUMMITS CONCRETE/MODERN/SPACIOUS CONDO-PLAN DD -FURNISHED - 2

BEDROOMS - 2 FULL BATHROOMS - 2

UNIQUE AND SPACIOUS UNDERGROUND PARKINGS-GYM-PARTY ROOM-CHILDREN PARK - IMMEDIATE POSSESSION. Located

in Eagle Ridge/ Timberlea, super close to public amenities, park space and bus routes, 2 bed, 2 full bath, In-suit Laundry, and furnished

condo featuring 1,044 sq ft of modern spacious floor plan and color scheme, solid

core suite wood entry doors, high ceilings, in-suite laundry, chrome fixtures, blinds & Decora switches. The kitchen boasts ample

cupboard space and 6 appliances fully functional (includes Stove with Oven, Refrigerator, Microwave, Dishwasher, and

stackable Washer and Dryer) . The master bedroom has a walk in closet and 4 piece

ensuite bathroom. Condo comes with 2

Heated underground Unique Parking stalls (uniquely separated with large beams besides

parkings), Underground storage area, Car

Wash Bay/Vaccum cleaner available 24X7

with secure/monitored access. Backside is

facing to quite area and garden view. Precast

concrete construction including concrete floors

(exterior and interior) with furring and

insulation for state of the art soundproofing.

Additional features: Fully completed closet



shelves, Digital Thermostate, Auto-turn off exhaust fans, architectural detailing, large private concrete patios with natural gas hook up and aluminum railings, maintenance free vinyl windows, pre-wiring for future in-suite air conditioning, secure main entrance with Intercom, Air conditioned common hallways and ample visitor parking. Furnishing includes Cuisinart BBQ (with natural gas hooked up), 2 Bed frames with spacious drawers, 2 Night tables, Sofa, Chaise, and Bench, and TV with Table. Condo fee includes Heat, Water, Gas, and Building Insurance. Currently Condo is rented with professional couple and are willing to stay for longterm.

Built in 2009

### **Essential Information**

MLS® #	A2230319
Price	\$249,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,039
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	3312, 135c Sandpiper Road
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0N3

### **Amenities**

Amenities	Car Wash, Elevator(s), Fitness Center, Guest Suite, Laundry, Parking, Party Room, Playground, Recreation Facilities, Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Parkade, Underground

## Interior

Interior Features	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)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Boiler, Natural Gas, Exhaust Fan
Cooling	Central Air
# of Stories	6
Basement	None

## Exterior

Exterior Features	Barbecue, Lighting, Playground, Storage
Roof	Concrete, Membrane
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 11th, 2025
Days on Market	13
Zoning	R5

## Listing Details

Listing Office	Easy List Realty
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