

3607, 135C Sandpiper Road  
Fort McMurray, Alberta

MLS # A2222385



## \$249,900

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,040 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 529
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, OTR Microwave, Dishwasher, Washer, Dryer, All Existing Window Coverings, BBQ, Fobs (Ã—2) and Garage Door Opener.

Top-floor living in the Summits of Eagle Ridge! This bright and spacious unit offers low-maintenance comfort in one of Fort McMurray's most desirable, concrete-built, communities. Inside, you'll find a modern open-concept layout featuring a well-appointed kitchen with ample cabinetry, a large island with breakfast bar, and a private balcony complete with a built-in natural gas BBQ hookup; perfect for entertaining or relaxing outdoors. Large windows fill the space with natural light, enhancing the appeal of the two generously sized bedrooms and two full bathrooms. The primary suite includes a walk-through closet leading to a 4-piece ensuite, while the second bedroom has its own full bath, offering ideal convenience for guests, roommates, or family. Additional features include in-suite laundry, a tandem heated underground parking stall with a storage locker located just steps from the elevator, and access to building amenities such as a fully equipped fitness facility and on-site playground. Whether you're a first-time homebuyer, investor, or looking to downsize without compromise, this home is a perfect fit. Call today to schedule your private showing and experience everything this fantastic property has to offer.