

3414, 135C Sandpiper Road  
Fort McMurray, Alberta

MLS # A2276765



# \$246,500

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	899 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 604
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	R5
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Walk-In Closet(s)		

**Inclusions:** n/a as is where is on possession

Welcome to the Summits at Eagle Ridge. This two bedroom, 2 bathroom, 2 balcony, tandem parking with storage 4th floor condo is sure to please! It's in great shape and move in ready. The 4th floor views are sure to please, especially if you like sun all day long. The primary suite has a walk in closet and 4 pc ensuite. This unit is very well laid out with in suite laundry/storage. There is also a storage locker for the unit in the parking garage. The underground parking comes in handy especially with all the snow we have had this winter. Condo fees are \$604.12 per month and include heat. Property is sold as is where is on possession.