

# **\$235,900 - 3312, 135c Sandpiper Road, Fort McMurray**

MLS® #A2230319

## **\$235,900**

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          | \$235,900         |
| 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, Exhaust Fan, Natural Gas, Boiler   |
| 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 | 15              |
| Zoning         | R5              |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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