

\$259,000 - 3312, 135c Sandpiper Road, Fort McMurray

MLS® #A2230319

\$259,000

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/OWNING

OPPORTUNITY-EAGLE RIDGE-THE

SUMMITS CONDO-PLAN DD- 2

BEDROOMS- 2 BATHROOMS- 2 UNIQUE

AND SPACIOUS UNDERGROUND

PARKINGS-GYM-PARTY ROOM-CHILDREN

PARK. Located in Eagle Ridge/ Timberlea,

super close to public amenities, park space

and bus routes, 2 bedrooms, 2 full bathrooms,

In-suit Laundry, and furnished condos,

Condominium features 1,044 sq ft of modern

spacious floor plan and color scheme, solid

core suite wood entry doors, 9 foot 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. Condo comes with 2 Heated

underground Parking stalls (uniquely
separated with large beams besides parkings),

7 foot clearance, Underground storage area,

Car Wash Bay, Vacuum 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 which is negotiable. Call or Text to view.

Built in 2009

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2230319 |
| Price | \$259,000 |
| 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 | Elevator(s), Fitness Center, Guest Suite, Laundry, Parking, Party Room, Playground, Recreation Facilities, Secured Parking, Storage, Visitor Parking, Car Wash |
| Parking Spaces | 2 |
| Parking | Parkade, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, Elevator, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Recreation Facilities, Tankless Hot Water |
| 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 | 3 |
| Zoning | R5 |

Listing Details

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

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