

# \$249,900 - 3607, 135c Sandpiper Road, Fort McMurray

MLS® #A2222385

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,040 sqft

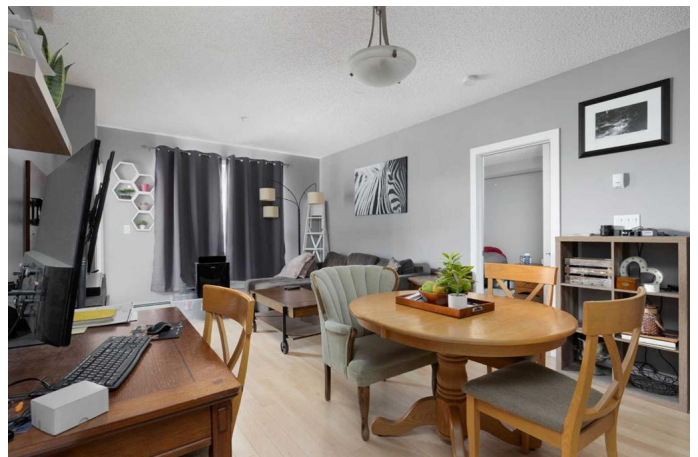
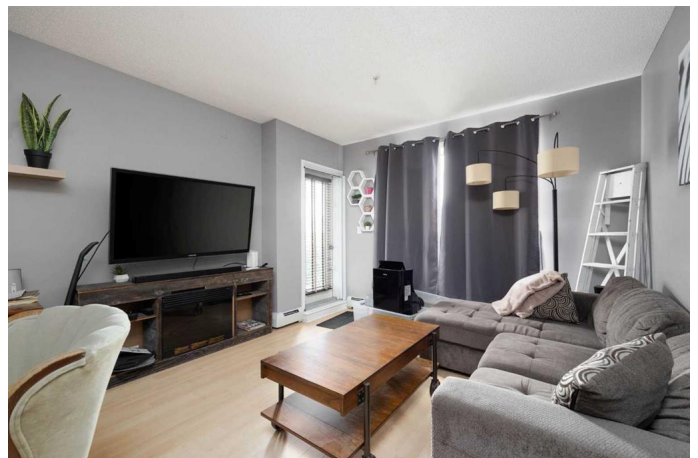
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

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.

Built in 2009

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2222385          |
| Price          | \$249,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,040             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 3607, 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, Playground, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 2                                                                                                |
| Parking        | Underground                                                                                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked           |
| Heating           | Boiler                                                                                       |
| Cooling           | None                                                                                         |
| # of Stories      | 6                                                                                            |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Balcony, Barbecue, BBQ gas line, Playground |
| Construction      | Concrete, Stucco                            |

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 18th, 2025  
Days on Market        154  
Zoning                      R5

**Listing Details**

Listing Office            EXP REALTY

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