

# \$249,900 - 1209, 135a Sandpiper Road, Fort McMurray

MLS® #A2223864

## \$249,900

2 Bedroom, 2.00 Bathroom, 945 sqft

Residential on 0.00 Acres

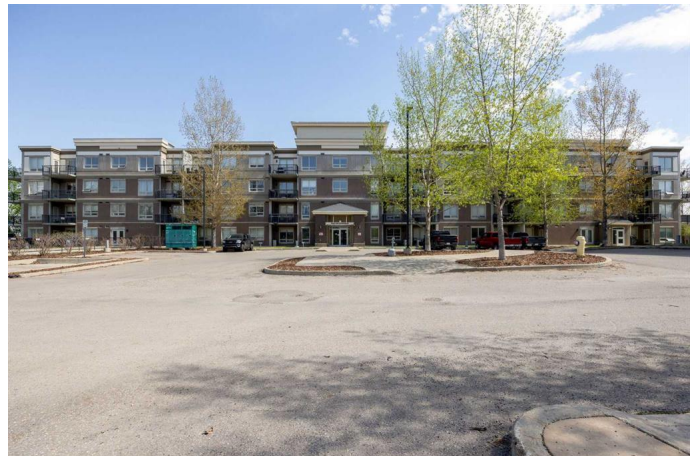
Eagle Ridge, Fort McMurray, Alberta

FIND FABOULOUS FOR LESS! This beautiful 2 bedroom, 2 bathroom, condominium features 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 eat up island. The has a primary bedroom features a walk thru closet to a 4 piece ensuite. This unit comes with a heated underground parking stall with secure/ monitored access, 7 foot clearance and car wash bay. Precast concrete construction including concrete floors (exterior and interior) with furring and insulation for state of the art soundproofing. Additional features: architectural detailing, large private concrete patios with natural gas hook up and aluminum railings (excl ground floor units), maintenance free vinyl windows, pre-wiring for future in-suite air conditioning. Upgraded with Vinyl Plank flooring, this unit will sell fast! Tenant in place until September, possession can be negotiable. CALL NOW TO VIEW. 24 Hour notice required for all showings.

Built in 2009

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2223864  |
| Price     | \$249,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 945               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1209, 135a Sandpiper Road |
| Subdivision | Eagle Ridge               |
| City        | Fort McMurray             |
| County      | Wood Buffalo              |
| Province    | Alberta                   |
| Postal Code | T9K0N8                    |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking |
| Parking Spaces | 2                                    |
| Parking        | Parkade                              |

### Interior

|                   |                      |
|-------------------|----------------------|
| Interior Features | See Remarks          |
| Appliances        | See Remarks          |
| Heating           | Central, Natural Gas |
| Cooling           | Rough-In             |
| # of Stories      | 6                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | See Remarks     |
| Foundation        | Poured Concrete |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 25             |

Zoning                      R5

**Listing Details**

Listing Office              RE/MAX Connect

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