

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

MLS® #A2223864

## \$249,900

2 Bedroom, 2.00 Bathroom, 945 sqft

Residential on 0.00 Acres

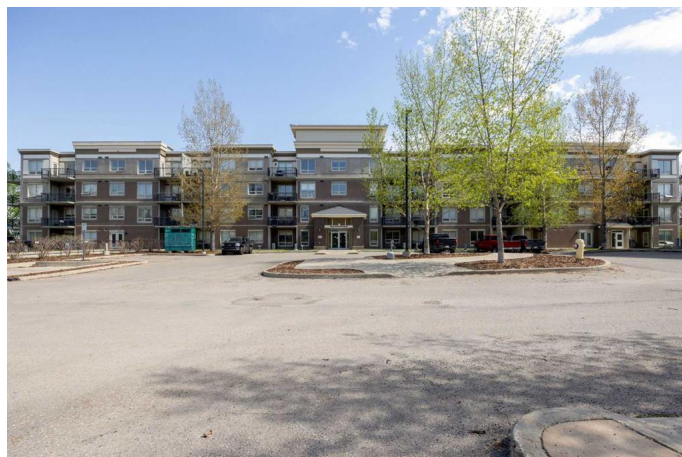
Eagle Ridge, Fort McMurray, Alberta

**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	41

Zoning R5

## Listing Details

Listing Office RE/MAX Connect

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