

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

MLS® #A2222385

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,040 sqft

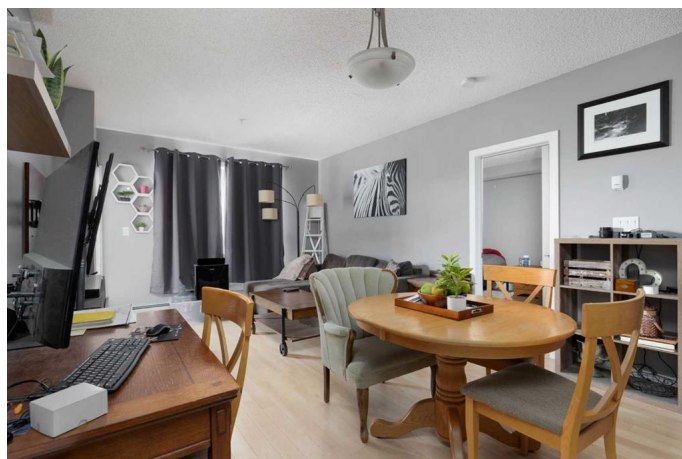
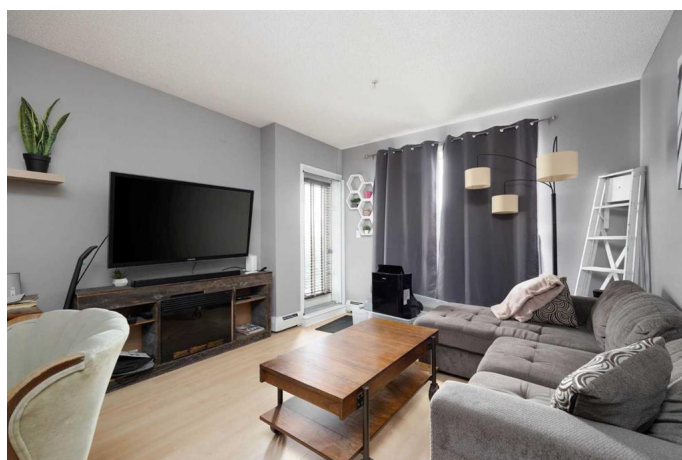
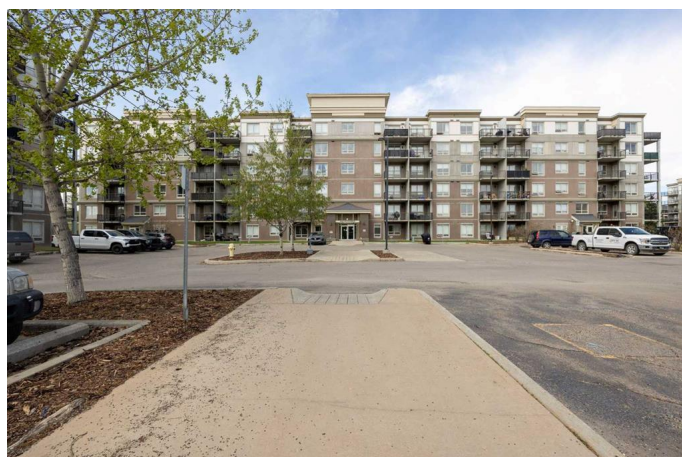
Residential on 0.00 Acres

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                90  
Zoning                              R5

**Listing Details**

Listing Office                    EXP REALTY

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.