

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

MLS® #A2223864

## \$249,900

2 Bedroom, 2.00 Bathroom, 945 sqft

Residential on 0.00 Acres

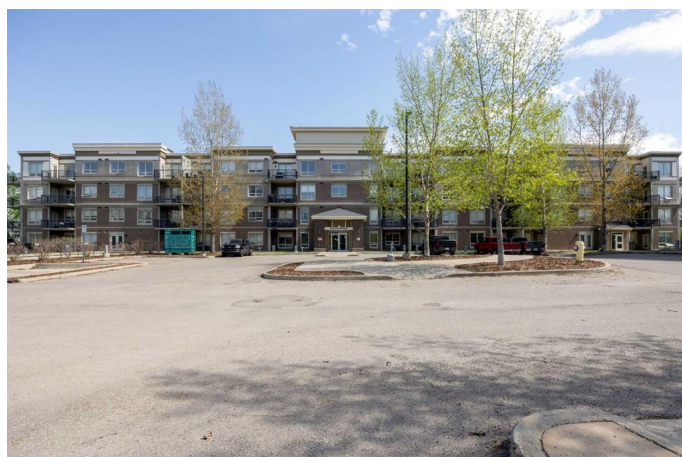
Eagle Ridge, Fort McMurray, Alberta

**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	33

Zoning R5

## Listing Details

Listing Office RE/MAX Connect

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.