

# \$229,900 - 3213, 135c Sandpiper Road, Fort McMurray

MLS® #A2204068

## \$229,900

2 Bedroom, 2.00 Bathroom, 1,005 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

3213-135C Sandpiper Road- This beautiful CORNER UNIT home features TWO BALCONIES, in a concrete building with titled TANDEM UNDERGROUND PARKING stalls and a titled storage cage. Inside you will be greeted with an open concept floor plan offering laminated flooring throughout your common space and an abundance of natural lighting. Your kitchen features ample covered and countertop space laminated countertops and an eat up Island area. Your dinette area leads you to your large living room with large windows and direct access to one of your balconies. Your primary bedroom features a full four piece en suite, a walk-in closet, and direct access to your second large balcony area. Your second bedroom is situated on the opposite side of your home giving privacy and comfort with a main bathroom finished with similar design and features throughout. Your home also offers a large laundry room with storage space. The courtyard provides a playground area; visitor parking, you also find heated walkways leading to bus pickups, the Parkade features your titled storage cage as well as your tandem parking stall, there are also wash bay areas throughout the Parkade and walking distance to shopping complex, grocery store and restaurants. This home is a must see!!! Call today for your private viewing

Built in 2009

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2204068          |
| Price          | \$229,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,005             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 3213, 135c Sandpiper Road |
| Subdivision | Eagle Ridge               |
| City        | Fort McMurray             |
| County      | Wood Buffalo              |
| Province    | Alberta                   |
| Postal Code | T9K0N3                    |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Laundry, Other, Park, Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 2  |
| Parking        | Guest, Heated Garage, Parkade, See Remarks, Stall, Titled, Underground, Owned, Parking Lot, Tandem         |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Kitchen Island, Laminate Counters, Open Floorplan, See Remarks |
| Appliances        | See Remarks   |
| Heating           | Baseboard   |
| Cooling           | None  |
| # of Stories      | 6   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Lighting, Storage |
| Roof              | Asphalt                                  |

|              |                              |
|--------------|------------------------------|
| Construction | Concrete                     |
| Foundation   | Poured Concrete, See Remarks |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 27               |
| Zoning         | R5               |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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