

# \$249,900 - 3406, 135 C Sandpiper Road, Fort McMurray

MLS® #A2232206

**\$249,900**

2 Bedroom, 2.00 Bathroom, 943 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Pack your personal belongings and move right into this 4 th floor turnkey condo that has it all and a few extras. The property comes fully furnished right down to the dishes. Picture perfectly clean and tastefully decorated describes this home. As you enter the unit you will notice the spacious bright and sunny open concept kitchen and living room. The kitchen boasts breakfast bar, Stainless steel and glass backsplash in the kitchen, upgraded appliances. I love the paint and the atmosphere describing on the wall in this kitchen speaks gourmet cooking. This Open concept floor plan is perfect for any lifestyle. The Living room offers a cozy space with big windows to let in all the natural light and direct access to your private balcony with gas BBQ hookup and Western exposure. This home comes with 2 good size bedrooms, and the Master bedroom has a walk through 2-sided closet with its own private 4 pc ensuite. Other great features include updated light fixtures, & ceiling fan, central a/c, Full size stackable washer & dryer more than one closet for storage. The under-ground parking for this unit is a 2 car tandem parking stall, it has its own storage locker, and use of the onsite gym. Condo fees include, building insurance, heat, water, sewer. What a great location close to bus routes, grocery store, restaurants and all other amenities.

Built in 2009



## Essential Information

MLS® #	A2232206
Price	\$249,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	943
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	3406, 135 C Sandpiper Road
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9k 0N3

## Amenities

Amenities	Elevator(s)
Parking Spaces	2
Parking	Underground

## Interior

Interior Features	Breakfast Bar, Kitchen Island, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	6

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Few Trees
Roof	Mixed
Construction	Mixed

## Additional Information

Date Listed	June 21st, 2025
Days on Market	18
Zoning	R2

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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