

# \$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), Park, Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Laundry, Other
Parking Spaces	2
Parking	Guest, Parkade, Titled, Underground, Heated Garage, Owned, Parking Lot, See Remarks, Stall, Tandem

### **Interior**

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Laminate Counters
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	13
Zoning	R5

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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