



GRASSROOTS
REALTY GROUP

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2602, 135B Sandpiper Road
Fort McMurray, Alberta

MLS # A2327079



\$274,888

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	939 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Insulated, Parkade, Stall, Titled, Under		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer, Sewer
Roof:	Asphalt/Gravel	Condo Fee:	\$ 612
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R5
Foundation:	-	Utilities:	Cable, Electricity Not Paid For, Garbage Collection, He
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, blinds, parking stalls, storage closet, couch/sectional

TOP FLOOR 2 BED, 2 BATH, 2 UNDERGROUND HEATED PARKING STALLS. Taking center stage in this building is 2602-135B Sandpiper Road, located on the 6th floor of this concrete building the Summits in Eagle Ridge. Experience the pinnacle of urban living in this pristine top-floor suite located in the highly sought-after complex in Eagle Ridge. This exceptional 2-bedroom, 2-bathroom unit offers an expansive, open-concept living area bathed in natural light, showcasing breathtaking panoramic views of the river valley right from your kitchen and living room. The kitchen features a functional layout with a large island and eat-up breakfast bar. Step out onto your private, covered balcony equipped with a gas BBQ hook-up—perfect for evening relaxation. The primary suite features a full ensuite and a generous walk-in closet. Then you have a 2nd bedroom and full bathroom. Added conveniences include in-suite laundry, two dedicated underground heated parking stalls, and a secure underground storage locker. These parking stalls are perfectly located close to elevator access, giving you the best parking stalls in the complex. The Summits is exceptionally well-managed and offers an on-site gym and a beautifully landscaped picnic/park area for residents. Ideally located within quick walking distance to restaurants, shopping, Landmark Cinemas, schools, transit, and scenic walking trails. This is the turnkey lifestyle you've been waiting for and can be suited for all lifestyles including a home away from home or investment property with great cash flow! Condo fees include heat, water, sewer, building insurance, reserve fund contributions, garbage pickup. Call to schedule your private tour today.