



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

1207, 135A Sandpiper Road  
Fort McMurray, Alberta

MLS # A2348273

**\$241,000**

|           |                                                                       |        |                   |
|-----------|-----------------------------------------------------------------------|--------|-------------------|
| Division: | Eagle Ridge                                                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories)                                    |        |                   |
| Style:    | Apartment-Single Level Unit                                           |        |                   |
| Size:     | 956 sq.ft.                                                            | Age:   | 2009 (17 yrs old) |
| Beds:     | 2                                                                     | Baths: | 2                 |
| Garage:   | Guest, Heated Garage, See Remarks, Stall, Tandem, Titled, Underground |        |                   |
| Lot Size: | -                                                                     |        |                   |
| Lot Feat: | -                                                                     |        |                   |

|             |                                                                                          |            |        |
|-------------|------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                                                                | Water:     | -      |
| Floors:     | Carpet, Laminate, Vinyl                                                                  | Sewer:     | -      |
| Roof:       | -                                                                                        | Condo Fee: | \$ 612 |
| Basement:   | -                                                                                        | LLD:       | -      |
| Exterior:   | Mixed                                                                                    | Zoning:    | R5     |
| Foundation: | -                                                                                        | Utilities: | -      |
| Features:   | Closet Organizers, Kitchen Island, Recreation Facilities, See Remarks, Walk-In Closet(s) |            |        |

Inclusions: N/A

2 BEDROOMS, 2 BATHROOMS, TITLED TANDEM PARKING FOR 2 VEHICLES, AND A TITLED STORAGE LOCKER. Welcome to 1207-135A Sandpiper Road in The Summits at Eagle Ridge. This condo has the space and conveniences that make everyday life easier, with a kitchen equipped with a refrigerator, electric range, dishwasher, and over-the-range microwave. Step onto the balcony and enjoy the tree-lined view and added privacy. With a gas BBQ hookup, it's a lovely spot to cook dinner or unwind at the end of the day. Inside, the primary bedroom has a walk-in closet and a four-piece ensuite. There's also a second bedroom, a second bathroom, and a separate in-suite laundry room with a stackable washer and dryer. The heated underground tandem parking is particularly convenient. It's directly across from the entry, so you can drive straight in, and it's beside the included wand wash and recycling and garbage room. Both the parking and storage locker are titled. Residents also have access to a gym and park area, with shopping, restaurants, schools, transit, and walking trails nearby. Come see how this one feels in person. Book your private showing today.