



GRASSROOTS
REALTY GROUP

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**3609, 135C Sandpiper Road
Fort McMurray, Alberta**

MLS # A2221566



\$234,900

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	941 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, See Remarks, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 604
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R5
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: Fridge, Stove, Over the range Microwave, Dishwasher, All existing window coverings, Air conditioning, Can be sold fully furnished

Welcome to Unit #3609 in The Summits in Eagle Ridge. A top floor, beautifully maintained and move-in ready 2-bedroom, 2-bathroom condo offering the perfect combination of comfort, style, and low maintenance living. Located in one of Fort McMurray's most sought after concrete built communities, this unit is finished with durable vinyl plank flooring throughout the kitchen/living area, 9 foot ceilings, and an open-concept layout that flows effortlessly from the kitchen to the dining and living spaces. The kitchen is both functional and modern, featuring ample cabinetry, a large eat-up island, and clean, neutral finishes that suit any decor style. The spacious primary bedroom includes a walk-through closet and a private 4-piece ensuite. The second bedroom is located on the opposite side of the unit for added privacy and is conveniently situated next to a second full bathroom making it ideal for guests, roommates, or a home office. In-suite laundry with additional storage adds everyday convenience. One of the standout features of this home is the private, west-facing balcony offering beautiful views and evening sun perfect for relaxing or entertaining, with a built-in natural gas BBQ hookup. Additional features include air conditioning, window treatments, additional storage, a titled tandem heated underground parking stall with a titled storage locker, and easy elevator access. The concrete construction ensures excellent soundproofing and peace of mind. Residents of The Summits enjoy a well managed, pet friendly building with amenities such as a fitness room, underground car wash bay, playground, ample visitor parking, and air conditioned common areas. Located just steps from scenic trails, bus routes, schools, shopping, and dining at Stoney Creek Village, this home offers everything you need right at your doorstep. Whether you're a first time buyer, investor, or

downsizing without compromise, this condo checks all the boxes. Condo fees are \$604.14/month and include gas, heat and water. The unit can also be sold FULLY FURNISHED! Book your private showing today!