



GRASSROOTS
REALTY GROUP

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**3317, 135C Sandpiper Road
Fort McMurray, Alberta**

MLS # A2232062



\$155,000

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	580 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Plug-In, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 408
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R5
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Over the range microwave, Washer/Dryer, Blinds

Welcome to this well-maintained 1 bedroom, 1 bathroom unit located in The Summits. A sought after concrete construction building in the heart of Eagle Ridge. This bright and inviting home features laminate flooring throughout the main kitchen & living area and a spacious open concept layout. The kitchen offers plenty of storage and prep space with an eat up peninsula, flowing seamlessly into a generous living and dining area filled with natural light from large windows. Just off the living room, you'll find a private balcony equipped with a built-in gas line, perfect for enjoying your morning coffee or evening BBQs. The unit includes in suite laundry and plenty of storage, along with a titled powered parking stall and a titled storage unit, adding even more convenience. Residents of The Summits enjoy the benefits of a secure, quiet building with air conditioned hallways, a fully equipped gym, an underground car wash bay, and an outdoor playground. Located just minutes from beautiful Birchwood Trails, bus routes, and within walking distance of Stoney Creek Village, this home offers a fantastic blend of comfort, community, and accessibility. Condo fees cover heat, water, sewer, garbage, building insurance, exterior maintenance, snow removal, and professional management making this an ideal low maintenance choice for first time buyers, downsizers, or investors.