



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1410, 135A Sandpiper Road
Fort McMurray, Alberta

MLS # A2252192



\$149,900

Division:	Eagle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	651 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water
Floors:	Carpet, Laminate
Roof:	Asphalt
Basement:	-
Exterior:	Brick, Concrete
Foundation:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 408
LLD:	-
Zoning:	R5
Utilities:	-

Inclusions: N/a

Welcome to The Summits! Top floor, spacious and open concept condo in Eagle Ridge is sure to please. Full size kitchen, 4 piece bath and 1 bedroom is the perfect hang out for the long distance commuter. If you are the savvy investor then this is a unit that is super popular due to proximity of the bus stop, walking trails and grocery store. Walk onto your private balcony from your living room and enjoy the private and peaceful space offered. The walk thru closet is connected to the primary bedroom and 4 piece bath. In suite washer and dryer is also super handy. This unit also comes with a titled underground heated parking stall and a titled storage unit. Parkade comes with a handy car wash for those unbearable winters. Current tenant is paying 1400/monthly and would like to stay. Lease is up October 31st.