



GRASSROOTS
REALTY GROUP

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

MLS # A2261654



\$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 at Eagle Ridge. A TOP FLOOR, FULLY FURNISHED condo where all you need to bring is your clothes and your toothbrush. This beautifully maintained 2 bedroom, 2 bathroom home blends comfort, style, and convenience in one of Fort McMurray's most sought after concrete built communities. Inside, you'll find durable vinyl plank flooring, 9' ceilings, and an open concept layout that flows seamlessly from the kitchen to the dining and living spaces. The kitchen is both functional and stylish, with plenty of cabinetry, a large eat up island, and clean finishes that suit any decor. The spacious primary suite features a walk-through closet and private 4 piece ensuite, while the second bedroom is tucked on the opposite side of the unit for added privacy and sits next to a second full bathroom, perfect for guests, a roommate, or a home office. In suite laundry with extra storage adds everyday convenience. One of the standout features of this condo is the private west facing balcony, where you can enjoy the beautiful evening sun and sweeping views, complete with a built in gas hookup for your BBQ. Additional highlights include AIR CONDITIONING, window coverings, a titled tandem heated underground parking stall, a titled storage locker, and the peace of mind that comes with concrete construction for excellent soundproofing. The Summits is a well managed, pet friendly building offering a fitness room, underground car wash bay, playground, visitor parking, and air conditioned common areas. All of this is just steps from scenic trails, schools, bus routes, and the shops and restaurants at Stoney Creek Village. Whether you're a first time buyer, downsizer, or investor, this condo is truly move in ready. And with the option to

purchase it fully furnished, it's a complete turn key package. Condo fees are \$604.14 per month and include heat, gas, and water. Book your private showing today and see why Unit #3609 checks all the boxes.