



**GRASSROOTS**  
REALTY GROUP

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**2204, 135B Sandpiper Road  
Fort McMurray, Alberta**

**MLS # A2262072**



**\$229,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Eagle Ridge                        |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 897 sq.ft.                         | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Radiant  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 604 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed  | <b>Zoning:</b>    | R5     |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Elevator, Walk-In Closet(s) |                   |        |

**Inclusions:** no chattels as is where is on possession

Welcome to Eagle Ridge, where condo living gets a glow up. This 2 bedroom, 2 bathroom beauty is 897 square feet of light, space and good vibes. If you have been waiting for a home that makes life easier, brighter and a whole lot more fun, you may have just found it. Let's start with the open concept kitchen, dining and living room. This is where cooking and conversation finally meet. No lonely chef vibes here. Stir the pot while friends laugh on the couch, or keep an eye on the kids while you sneak another cookie. The living room has big windows that flood the place with sunshine, plus a balcony that begs for morning coffee or late night wine. The dining area is ready for quiet dinners or rowdy game nights. Now, the primary bedroom. This is not just a bedroom. It is your retreat. Your getaway. Your zone. There is a walk in closet you can actually strut into, a full ensuite bath, and yes, your very own balcony. Imagine slipping out for fresh air in your pyjamas, no one judging. The second bedroom and full bath are perfect for guests, kids, or that friend who swears they are only staying "a night." Laundry day stress? Gone. In suite laundry is here. Parked outside in -30? Not you. This condo comes with titled underground parking, which means no scraping ice at dawn, no frozen fingers, no rage against winter. This home solves problems you may not even know you had. Two balconies give you choice. The open floor plan keeps everyone connected. All that natural light makes even folding socks look good. The quiet building means peace, actual peace. And then there is the location. Close to schools, parks, shops and transit. You can get the kids to school, grab a latte, hit the trails and pick up groceries without needing a road trip. Less rushing. More living. Here is the truth. This is not a condo that makes you work. This is a condo that works for you. It is

bright, easy, inviting and yes, a little bit sexy. Whether you are starting fresh, downsizing smart or just ready to stop shovelling snow, this could be your yes. Check out the detailed floor plans where you can see every sink and shower in the home as well as the 360 tour. Are you ready to say yes to this address?