

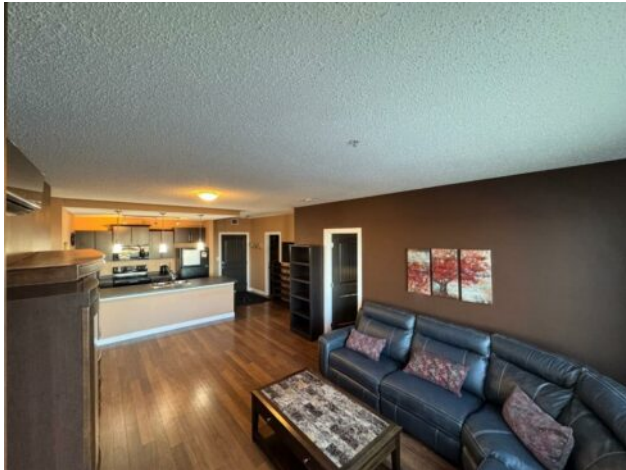


GRASSROOTS
REALTY GROUP

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**1406, 135A Sandpiper Road
Fort McMurray, Alberta**

MLS # A2270786



\$239,000

Division:	Eagle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,031 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 649
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R5
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: ALL FURNITURE, WINDOW COVERINGS

Top-floor living in The Summits at Eagle Ridge. This bright and comfortable 2 bedroom + office, 2 bathroom, fully furnished condo offers low-maintenance living in a well-managed, concrete-built building. The open layout features a functional kitchen with plenty of cabinetry and a large island that flows into the dining and living areas. Enjoy a private balcony with a natural gas BBQ hookup—perfect for relaxing or entertaining. Both bedrooms are a great size, each with access to a full bathroom, making the layout ideal for guests, family, or a roommate. The office adds a dedicated workspace or extra flexibility. Additional features include in-suite laundry, heated underground parking, storage and access to building amenities such as a fitness room, playground, and visitor parking. Whether you’re a first-time buyer, investor, or looking to simplify your lifestyle, this fully furnished top-floor unit is a solid opportunity in a great location