



**3605, 135C Sandpiper Road
Fort McMurray, Alberta**

MLS # A2278095



\$256,900

Division:	Eagle Ridge	
Type:	Residential/High Rise (5+ stories)	
Style:	Apartment-Single Level Unit	
Size:	1,014 sq.ft.	Age: 2009 (17 yrs old)
Beds:	2	Baths: 2
Garage:	Stall, Tandem, Underground	
Lot Size:	0.00 Acre	
Lot Feat:	-	

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 657
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R5
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions: Wall Mounts, fridge, stove, dishwasher, washer, dryer, microwave, central a/c 2 front door keys, 2 fobs., 2 garage door openers

Beautifully Updated Executive Corner Unit in Eagle Ridge Welcome to The Summits in Eagle Ridge—an exceptional, updated executive-style top-floor corner unit offering privacy, freshly painted interiors, and two exterior balconies. This elegant 1,014 sq. ft. open-concept condominium features 2 bedrooms and 2 bathrooms and is being sold fully furnished, providing a truly turnkey living experience. The bright, modern kitchen features laminate flooring, white upper cabinetry, a convenient eat-up breakfast bar, and ample cabinet and counter space. Recent upgrades include a new stainless steel refrigerator, stove, microwave, washer, and dryer, along with a newly installed white subway tile backsplash. Both bedrooms are generously sized and offer plush carpet flooring and large windows. The primary suite includes a walk-through closet, a 4-piece ensuite bathroom with a tub/shower combination, and private access to one of the exterior balconies. The secondary bedroom is conveniently located near an additional 4-piece bathroom. The main living area is highlighted by laminate flooring, central air conditioning, and abundant natural light, with direct access to the second covered exterior balcony;ideal for relaxing or entertaining. Additional highlights include two titled underground tandem parking stalls and a titled storage unit. Residents of The Summits enjoy access to premium amenities, including a fitness centre and wash bay. Condo fees include water, heat, garbage, exterior insurance, and reserve fund contributions. Contact us today to schedule your private viewing of this exceptional, fully furnished property.