

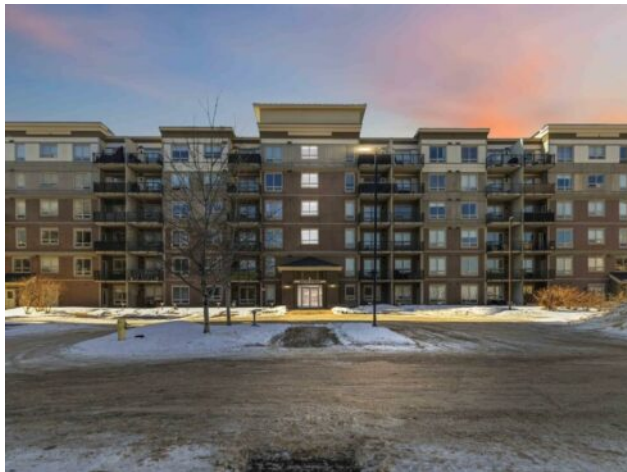


GRASSROOTS
REALTY GROUP

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**3311, 135C Sandpiper Road
Fort McMurray, Alberta**

MLS # A2286278



\$182,900

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	661 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Plug-In, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Laminate, Linoleum

Roof: -

Basement: -

Exterior: Concrete

Foundation: -

Features: High Ceilings, Laminate Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 413

LLD: -

Zoning: R5

Utilities: -

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, ALL WINDOW COVERING, OTR MICROWAVE, PORTABLE AC (AS IS), BBQ (AS IS), BED FRAME/MATTRESS, TV AND STAND, CHAIR, LOVE SEAT AND COUCH, KITCHEN UTENSILS/SUPPLIES, RUG, BAR STOOLS, SIDE TABLES IN LIVING ROOM AND BEDROOM, SHELVES, DRESSER, BLANKETS

Welcome to elevated, turnkey living in The Summits, one of Eagle Ridge's most desirable concrete construction buildings. This well maintained, fully furnished 1 bedroom, 1 bathroom condo is the definition of effortless ownership. Simply pack your suitcase and move right in. From the moment you enter, you'll appreciate the bright, open concept design featuring laminate flooring and an inviting layout that feels both functional and stylish. The kitchen offers abundant cabinetry, generous prep space, and a convenient eat up peninsula that flows seamlessly into the living and dining area. Ideal for unwinding at the end of the day. Large windows fill the space with natural light, while the private balcony with a built-in gas line makes outdoor BBQs and morning coffee moments easy and enjoyable. The generously sized bedroom offers comfort and privacy, complete with a walk-through closet that leads directly into the 4 piece bathroom. Creating a smart and functional semi ensuite design. This unit also includes in-suite laundry, titled powered parking stall #648, and titled storage unit #498 adding exceptional convenience and value. Residents of The Summits enjoy secure entry, air-conditioned hallways, a fully equipped fitness centre, underground car wash bay, and a playground area. Situated within walking distance to Stoney Creek Village, schools, and transit, and just minutes from the scenic Birchwood Trails, the location offers the perfect balance of lifestyle and accessibility. Condo fees are \$412.92 and include heat, water, sewer, waste removal, professional management, janitorial services, common area maintenance, grounds maintenance, insurance, and reserve fund contribution. Making this an outstanding low maintenance option for first time buyers, downsizers, or savvy investors. Fully furnished. Prime location. Exceptional value. Call today to book your

private showing!