



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

MLS # A2290692



\$226,900

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	941 sq.ft.	Age:	2009 (17 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:	\$ 612
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 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 offers the perfect blend of comfort, style, and convenience in one of Fort McMurray's most desirable concrete built communities. Inside, you'll find durable vinyl plank flooring, ceilings, and an open concept layout that seamlessly connects the kitchen, dining, and living areas. The kitchen is both functional and timeless, featuring ample cabinetry, a large eat up island, and clean finishes that complement any decor. The spacious primary suite includes a walk through closet and private 4 piece ensuite. The second bedroom is thoughtfully positioned on the opposite side of the unit for added privacy and sits next to another full bathroom ideal for guests, a roommate, or a home office. In suite laundry with additional storage adds everyday practicality. One of the standout features is the private west facing balcony, where you can take in beautiful evening sunsets and open views, complete with a built in gas line for your BBQ. Additional highlights include AIR CONDITIONING, window coverings, a titled tandem heated underground parking stall, a titled storage locker, and the quiet confidence of concrete construction for superior 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, downsizing, or investing,

this condo is truly move in ready. With the option to purchase fully furnished, it’s a complete turnkey opportunity. Condo fees are \$611.74 per month and include heat and water. Book your private showing today and see why Unit #3609 checks all the boxes.