



**2606, 135B Sandpiper Road  
Fort McMurray, Alberta**

**MLS # A2295343**



**\$244,900**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	946 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 611
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R5
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, Laminate Counters, No Smoking Home, Open Floorplan		

**Inclusions:** N/a

Beautiful top floor south facing condo in Eagle Ridge. Pride of ownership shines through on this meticulously maintained condo. Large island/breakfast bar in the kitchen. Plenty of counter and cupboard space giving ample room for preparing meals. Stunning stainless appliances which were recently purchased. Open concept makes for a great space to bring family and friends together. Enjoy the views from the spacious living room or step out onto the south facing private balcony where you can take in the scenery and sunshine. Convenient gas hook up for the bbq. This freshly painted 2 bedroom, 2 bath is enough room for the professional working couple or would make a great investment property. Not only are the amenities impressive, this unit comes with 2 titled parking stalls and 1 titled secure heated storage unit. Owners all have access to a car wash as well as a cardio gym and weight room. This gorgeous property is located within walking distance to shopping, restaurants, bus stops as well as the most scenic walking and bike trails in Fort McMurray. This beauty is easy to show with a quick possession. Furniture is negotiable.