

# \$269,900 - 1404, 135a Sandpiper Road, Fort McMurray

MLS® #A2260660

**\$269,900**

2 Bedroom, 2.00 Bathroom, 1,016 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 1404-135A Sandpiper Road! This well maintained corner unit on the top floor with 2 bedrooms and 2 full bathrooms offers the largest layout at the Summits, A/C, 2 balconies with gas BBQ hookup on one, 2 underground tandem parking and a storage locker. As you walk in the unit, you will be welcome into a bright open concept living space with a kitchen featuring plenty of dark cabinetry and pantry, a dining room and a living room with a door to access your private west facing balcony. The primary features carpet flooring, a second balcony for more privacy, a walk-through closet and 4-piece ensuite. The second bedroom with carpet flooring is on the opposite side right next to the 4-piece main bathroom. This unit also has a laundry room, and the heated parkade has a car wash and visitor parking. Located near playground, bus routes, walking trails and shopping. Don't miss out and book your showing today!

Built in 2009

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2260660  |
| Price          | \$269,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,016     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2009              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1404, 135a Sandpiper Road |
| Subdivision | Eagle Ridge               |
| City        | Fort McMurray             |
| County      | Wood Buffalo              |
| Province    | Alberta                   |
| Postal Code | T9K 0N3                   |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Snow Removal |
| Parking Spaces | 2                                                   |
| Parking        | Underground, Tandem                                 |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Walk-In Closet(s)                                                               |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer<br>Stacked |
| Heating           | Baseboard                                                                       |
| Cooling           | Central Air                                                                     |
| # of Stories      | 4                                                                               |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting, Playground |
| Construction      | Mixed                                       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 25                   |
| Zoning         | R5                   |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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