

# \$269,900 - 2114, 135b Sandpiper Road, Fort McMurray

MLS® #A2210102

**\$269,900**

2 Bedroom, 2.00 Bathroom, 1,000 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Ground-Floor Corner Gem Backing Green Space â€” Fully Renovated & Move-In Ready! This beautifully renovated ground-floor corner unit offers the perfect blend of privacy, convenience, and style. Tucked away at the quiet back corner of the building, you'll enjoy peaceful views of the green space with sunny southwest exposureâ€”ideal for morning coffee or afternoon relaxation. Step inside to discover a bright, modern white kitchen featuring stunning quartz countertops, new stainless steel appliances, and a fresh, updated feel. This is the most popular corner unit layout with a dedicated dining nook with an extra window that floods the space with natural light. Designed for comfort and ease of living, this home features luxury vinyl plank flooring throughout (no carpet!), air conditioning, upgraded cellular blinds, and in-suite laundry. Whether you have children, a pet, or simply love the idea of easy outdoor access and added privacy, this location is ideal. Ground-floor living doesnâ€™t get better than thisâ€”no stairs, no elevator waits, just walk in and enjoy. This condo comes with a tandem parking heated underground stall (#257) and a storage locker (#410). Located in a soundproof concrete construction complex, residents enjoy excellent security, air-conditioned hallways, a common-area workout room, a car wash bay in the underground parkade, and an outdoor children's playground. Situated in the desirable Eagle Ridge community, this home is close to



amenities, scenic trails, and bus routes. Plus, it's within walking distance of Stoney Creek Village—perfect for commuters! Condo fees include professional management, exterior maintenance and snow removal, reserve fund contributions, sewer, water, heat, garbage pickup and building insurance. This fully renovated, move-in-ready condo is a must-see! Don't miss your chance to call it home—schedule your private viewing today!

Built in 2008

**Essential Information**

MLS® #	A2210102
Price	\$269,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,000
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	2114, 135b Sandpiper Road
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0N3

**Amenities**

Amenities	Car Wash, Park, Parking, Playground, Trash, Visitor Parking
Parking Spaces	2
Parking	Off Street, Parkade, Stall, Underground

## Interior

Interior Features	Kitchen Island, See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	5

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stucco

## Additional Information

Date Listed	April 24th, 2025
Days on Market	1
Zoning	R5

## Listing Details

Listing Office	RE/MAX Connect
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