

# \$224,900 - 3609, 135c Sandpiper Road, Fort McMurray

MLS® #A2261654

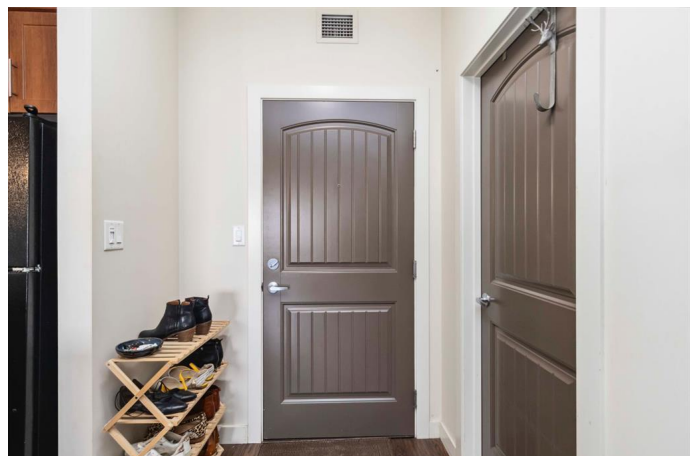
**\$224,900**

2 Bedroom, 2.00 Bathroom, 941 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

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 2Â bedroom, 2Â bathroom home blends comfort, style, and convenience in one of Fort McMurray™s most sought after concrete built communities. Inside, you™ find durable vinyl plank flooring, 9Â™ ceilings, and an open concept layout that flows seamlessly from the kitchen to the dining and living spaces. The kitchen is both functional and stylish, with plenty of cabinetry, a large eat up island, and clean finishes that suit any decor. The spacious primary suite features a walkÂ through closet and private 4Â piece ensuite, while the second bedroom is tucked on the opposite side of the unit for added privacy and sits next to a second full bathroom,Â perfect for guests, a roommate, or a home office. InÂ suite laundry with extra storage adds everyday convenience. One of the standout features of this condo is the private westÂ facing balcony, where you can enjoy the beautiful evening sun and sweeping views, complete with a builtÂ in gas hookup for your BBQ. Additional highlights include AIR CONDITIONING, window coverings, a titled tandem heated underground parking stall, a titled storage locker, and the peace of mind that comes with concrete construction for excellent soundproofing. The Summits is a wellÂ managed, petÂ friendly building offering a fitness room, underground



car wash bay, playground, visitor parking, and airÂ 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 youâ€™re a first time buyer, downsizer, or investor, this condo is truly moveÂ in ready. And with the option to purchase it fully furnished, itâ€™s a complete turnÂ key package. Condo fees are \$604.14 per month and include heat, gas, and water. Book your private showing today and see why Unit #3609 checks all the boxes.

Built in 2009

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2261654          |
| Price          | \$224,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 941               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 3609, 135c Sandpiper Road |
| Subdivision | Eagle Ridge               |
| City        | Fort McMurray             |
| County      | Wood Buffalo              |
| Province    | Alberta                   |
| Postal Code | T9K 0N3                   |

**Amenities**

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Fitness Center, Trash, Visitor Parking, Playground |
| Parking Spaces | 2                                                  |

|         |                                                                  |
|---------|------------------------------------------------------------------|
| Parking | Heated Garage, Titled, Underground, Parkade, See Remarks, Tandem |
|---------|------------------------------------------------------------------|

### Interior

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | Open Floorplan, See Remarks |
| Appliances        | See Remarks                 |
| Heating           | Baseboard                   |
| Cooling           | Central Air                 |
| # of Stories      | 6                           |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony, Playground |
| Construction      | Concrete            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 31                |
| Zoning         | R5                |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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