

# \$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 – 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 exposure – 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 doesn't get better than this – 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      | Park, Parking, Playground, Trash, Visitor Parking, Car Wash |
| 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 | 9                |
| Zoning         | R5               |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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