

# \$270,000 - 2405, 135b Sandpiper Road, Fort McMurray

MLS® #A2231709

**\$270,000**

2 Bedroom, 2.00 Bathroom, 1,002 sqft

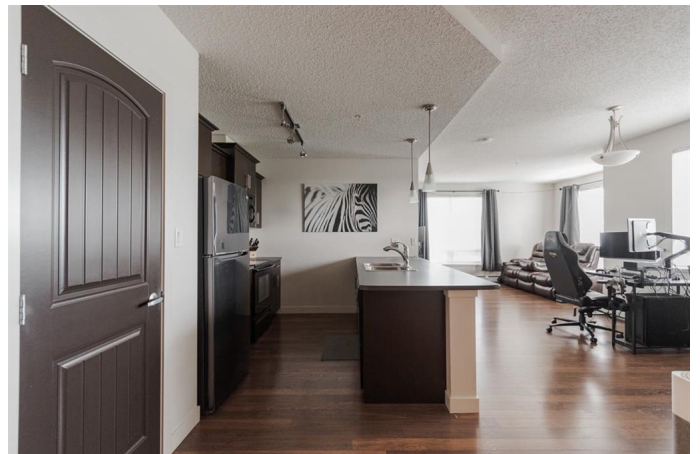
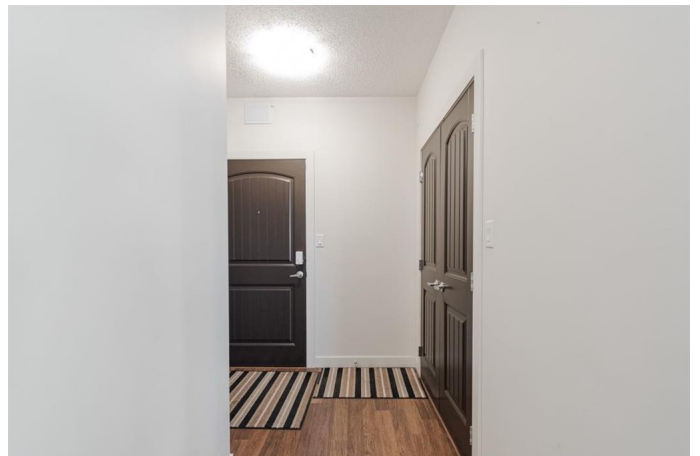
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 2405-135B Sandpiper Road: A spacious fourth floor corner unit in the highly sought after concrete buildings of Eagle Ridge. Boasting two private balconies overlooking the beautiful pond and surrounding trees, this perfectly laid out home offers two bedrooms, two bathrooms and an abundance of natural light throughout. Equipped with central A/C and being sold by its original owners, this unit is in pristine condition and ready for its next chapter to begin.

Stepping inside, youâ€™re greeted with a wide foyer where a large coat closet sits to one side and a storage closet with stacked laundry to the other. From here, the bright and open living space unfolds. The kitchen is at the heart of the home, with a long eat-up peninsula that provides ample room for dining and meal prep, while a pantry adds to the generous storage. The adjacent dining area is full of natural light thanks to a large window, and the spacious living room offers direct access to one of two balconies, complete with a gas hookup for your BBQ.

Oversized windows flood the main living area with sunshine, creating a warm and inviting ambiance. Off the living room, the primary bedroom awaits with space for your king-sized bed, a walk-through closet and a private four-piece ensuite bathroom. The layout of this unit is ideal, with the second bedroom located on the opposite side of the home off the



kitchen. A second full four-piece bathroom sits just beside it, offering added privacy and comfort for guests, roommates or family members.

This unit includes two underground parking stalls, and residents of the building enjoy access to a fully equipped fitness room, a car wash bay, and secure entry with on-site management. Located within walking distance to the Eagle Ridge Commons, grocery stores, restaurants, schools and scenic trails, this is a rare opportunity to enjoy a peaceful and convenient lifestyle in one of Fort McMurray’s most desirable condo buildings.

Schedule your private tour today and experience the elevated comfort and thoughtful design of 2405-135B Sandpiper Road.

Built in 2008

**Essential Information**

MLS® #	A2231709
Price	\$270,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,002
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	2405, 135b Sandpiper Road
Subdivision	Eagle Ridge

City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0N3

### Amenities

Amenities	Elevator(s), Trash
Parking Spaces	2
Parking	Stall, Underground

### Interior

Interior Features	Laminate Counters, Open Floorplan, Pantry, Storage
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	6

### Exterior

Exterior Features	Balcony
Construction	Concrete

### Additional Information

Date Listed	June 18th, 2025
Days on Market	12
Zoning	R5

### Listing Details

Listing Office	The Agency North Central Alberta
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