

\$249,900 - 205, 136c Sandpiper Road, Fort McMurray

MLS® #A2210877

\$249,900

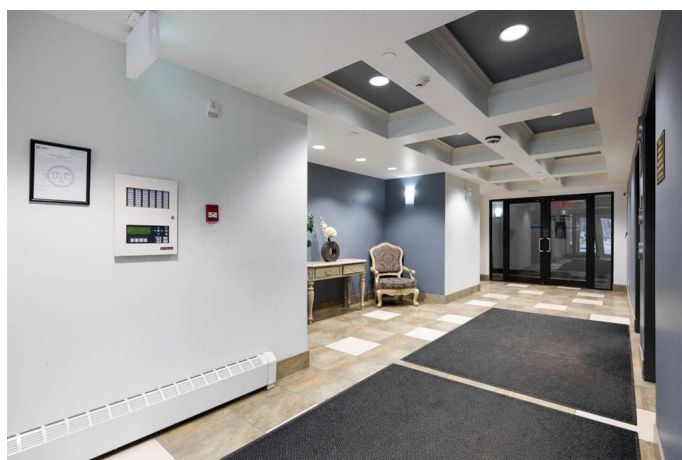
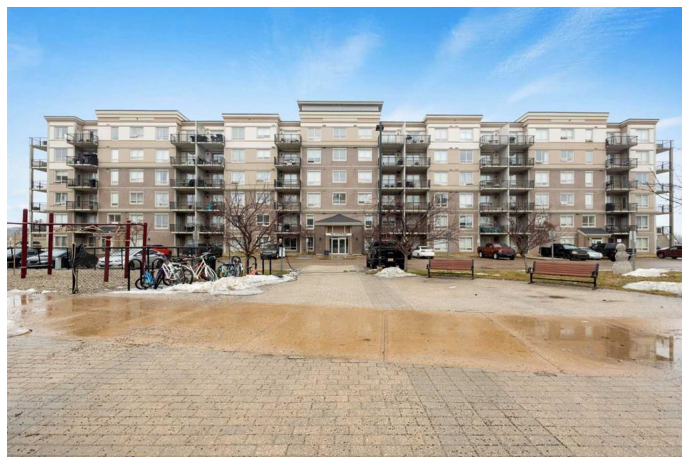
2 Bedroom, 2.00 Bathroom, 1,171 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

LIVING AT THE PEAKS OF EAGLE RIDGE!

Welcome to modern and convenient living at its finest! This 2-bedroom, 2-bathroom condo, part of the coveted Eagle Ridge community, is now available with tenants in place for the savvy buyer! This residence offers a prime location with close proximity to amenities, parks, schools and convenient bus routes. With a spacious 1171 SF of living space, this condo features a contemporary floor plan and color scheme that exudes style and sophistication. As you step inside, you'll be greeted by solid core wood entry doors, creating a sense of elegance and security. The high ceilings add an open and airy ambiance to the living spaces. This condo boasts a plethora of must-have features, including in-suite laundry, sleek chrome fixtures, Decora switches for modern convenience, and is pet-friendly! The kitchen is a chef's dream, offering ample cupboard space, white appliances providing both functionality and style. The Primary bedroom is a true retreat, complete with its own separate patio area, perfect for enjoying your favorite beverage or just enjoying the outdoors! Parking is a awesome with heated underground parking that comes with secure access, accommodating vehicles of various sizes with its 7' ceiling clearance and even featuring a convenient car wash bay. Additional storage is available in a dedicated storage locker. This condo building is constructed with precision using precast concrete, ensuring exceptional



soundproofing with concrete floors both externally and internally. Architectural detailing adds a touch of elegance, while the large private concrete patios with natural gas hookup and aluminum railings offer a space for outdoor relaxation and entertaining. Don't miss this opportunity to make Eagle Ridge - The Peaks your new home. Condo fees are approximately \$790.75 per month and include heat, hot water, insurance for the complex, maintenance for the common property. CALL NOW TO VIEW!

Built in 2008

Essential Information

MLS® #	A2210877
Price	\$249,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,171
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	205, 136c Sandpiper Road
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0J7

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Playground, Car Wash
Parking Spaces	2

Parking	Parkade, Tandem
---------	-----------------

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Elevator
Appliances	See Remarks
Heating	Natural Gas, Hot Water
Cooling	Rough-In
# of Stories	6

Exterior

Exterior Features	Balcony
Roof	See Remarks
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	121
Zoning	R5

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.