

\$265,000 - 405, 136c Sandpiper Road, Fort McMurray

MLS® #A2255630

\$265,000

2 Bedroom, 2.00 Bathroom, 1,165 sqft

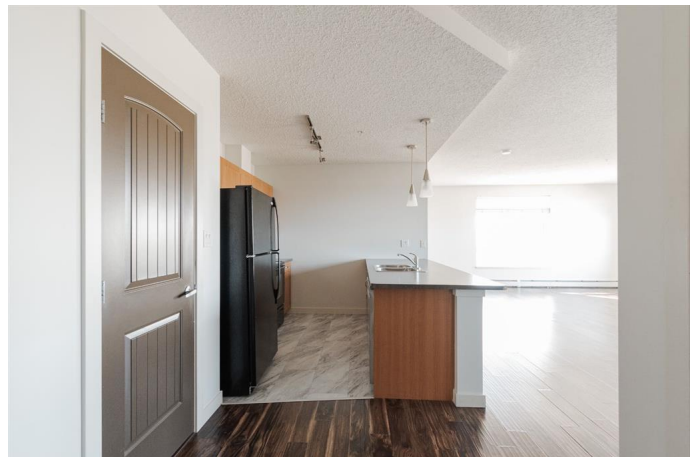
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 405-136C Sandpiper Road: One of the largest floor plans in these highly sought-after concrete buildings, this fourth-floor corner unit offers an expansive 1,164 sq/ft layout with two bedrooms, two bathrooms, two balconies, and central A/C, making it completely turn-key. The tandem two-car parking stall and storage locker is conveniently located right next to the elevator, ensuring easy trips up and down.

Stepping inside, youâ€™re greeted by a wide foyer with a large coat closet on one side and a storage closet with stacked laundry on the other. From here, the bright and open living space unfolds. The kitchen sits at the heart of the home, featuring a long eat-up peninsula that provides plenty of room for dining and meal prep, while a pantry adds to the generous storage. The adjacent dining area is filled with natural light from a large window, and the spacious living room offers direct access to one of the two balconies, complete with a gas hookup for your BBQ. Oversized windows flood the entire main living area with sunshine, creating a warm and inviting ambiance.

Off the living room, the primary bedroom awaits with space for a king-sized bed, a walk-in closet, and a private four-piece ensuite. The second bedroom is thoughtfully located on the opposite side of the home, just off the kitchen, with a walk in closet and another full four-piece bathroom accessible from the bedroom or hallway just outside. This



smart design offers privacy and comfort for guests, roommates, or family members. Residents of the building enjoy access to a fully equipped fitness room, a convenient car wash bay, and secure entry with on-site management. Perfectly situated within walking distance to Eagle Ridge Commons, grocery stores, restaurants, schools, and scenic trails, this is a rare opportunity to enjoy a peaceful yet connected lifestyle in one of Fort McMurray’s most desirable condo buildings. Schedule your private tour today and experience the comfort, space, and thoughtful design of 405-136C Sandpiper Road.

Built in 2008

Essential Information

MLS® #	A2255630
Price	\$265,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,165
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	405, 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, Snow Removal, Trash
Parking Spaces	2
Parking	Parkade, Titled, Underground, Tandem

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	September 21st, 2025
Days on Market	3
Zoning	R5

Listing Details

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.