

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

MLS® #A2210877

\$249,900

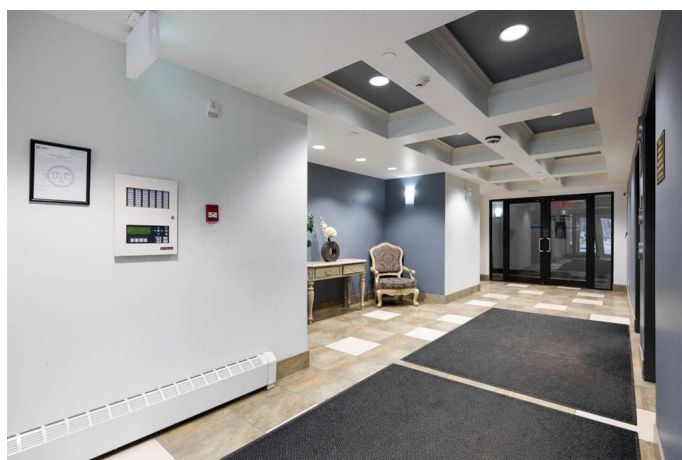
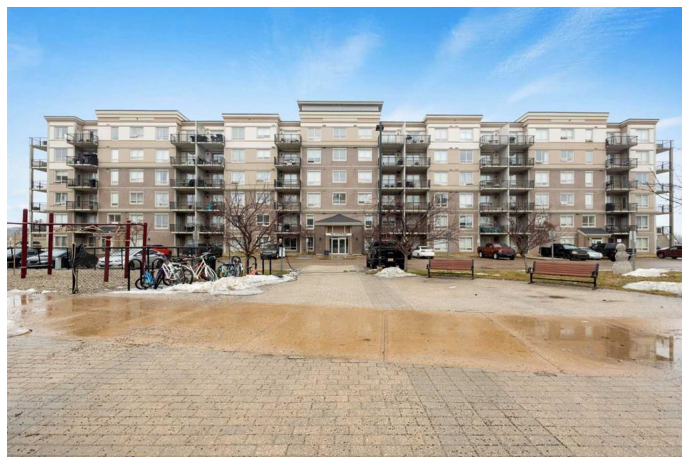
2 Bedroom, 2.00 Bathroom, 1,171 sqft

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), Parking, Car Wash, Fitness Center, Playground |
| 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 | 88 |
| Zoning | R5 |

Listing Details

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

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