

# \$229,900 - 409, 136d Sandpiper Road, Fort McMurray

MLS® #A2245492

**\$229,900**

2 Bedroom, 2.00 Bathroom, 1,067 sqft

Residential on 0.00 Acres

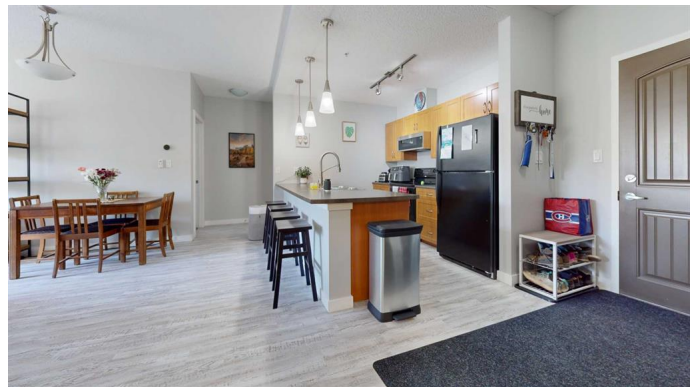
Eagle Ridge, Fort McMurray, Alberta

Welcome to the heart of Eagle Ridge, one of Fort McMurray's most vibrant and community-focused neighbourhoods! This beautifully updated 2-bedroom, 2-full bathroom condo features fresh paint and stylish new flooring throughout, creating a modern and welcoming atmosphere. The functional layout includes in-suite laundry and a south-facing balcony with a gas BBQ hookup, perfect for enjoying sunny days and evening grilling. This unit also comes with two titled parking stalls. One in the heated underground parkade (complete with a car wash bay) and the other a powered surface stall for added convenience. The building also offers excellent amenities including a fully equipped gym and a stylish rec room for hosting friends and family. Just steps from scenic walking trails, top-rated schools, cozy cafes, restaurants, and Eagle Ridge Commons, this condo is ideal for first-time buyers, downsizers, or investors looking to join a vibrant, well-connected community.

Built in 2008

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2245492  |
| Price      | \$229,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,067             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 409, 136d Sandpiper Road |
| Subdivision | Eagle Ridge              |
| City        | Fort McMurray            |
| County      | Wood Buffalo             |
| Province    | Alberta                  |
| Postal Code | T9K 0J7                  |

### Amenities

|                |                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Playground, Visitor Parking, Car Wash, Park, Party Room, Secured Parking, Snow Removal, Trash |
| Parking Spaces | 2                                                                                                                   |
| Parking        | Underground, Enclosed, Garage Door Opener, Heated Garage, Secured, Titled                                           |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Microwave Hood Fan |
| Heating           | Baseboard                                                                  |
| Cooling           | None                                                                       |
| # of Stories      | 6                                                                          |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 93               |
| Zoning         | R5               |

**Listing Details**

Listing Office                RE/MAX Connect

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