

# \$249,000 - 414, 136b Sandpiper Road, Fort McMurray

MLS® #A2264036

## \$249,000

2 Bedroom, 2.00 Bathroom, 1,037 sqft

Residential on 0.00 Acres

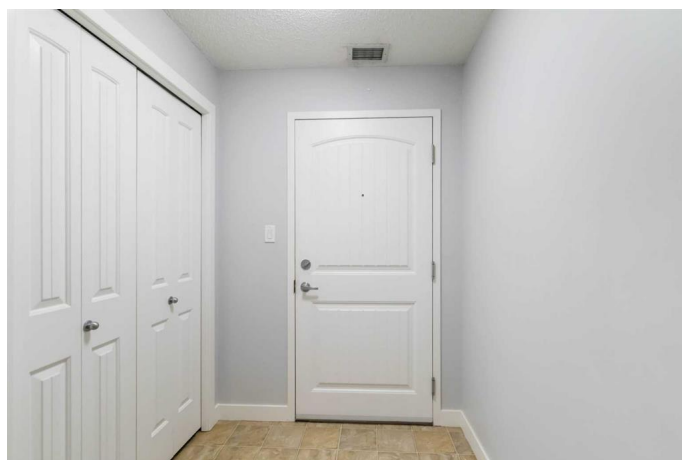
Eagle Ridge, Fort McMurray, Alberta

Welcome to this TOP FLOOR 2-Bedroom Corner Unit in Eagle Ridge! This beautiful 2-bedroom, 2-bathroom unit offers exceptional privacy and natural light. Featuring two balconies, two parking stalls, and heated underground storage, this home is designed for comfort and convenience. Inside, enjoy stainless steel appliances including a newer dishwasher, in-suite laundry, air conditioning, and a spacious layout. The primary bedroom offers a private ensuite, while the second bedroom includes a walk-through closet with direct access to the main bath. Building amenities include a fitness center, playground and car wash bay. The building is secure with elevator access and controlled entry. Located in the desirable community of Eagle Ridge, youâ€™ll be steps from parks, walking trails, restaurants, shopping, and the Birchwood Trails. This property combines modern living with an unbeatable location!

Built in 2008

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2264036  |
| Price          | \$249,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,037     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2008              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 414, 136b Sandpiper Road |
| Subdivision | Eagle Ridge              |
| City        | Fort McMurray            |
| County      | Wood Buffalo             |
| Province    | Alberta                  |
| Postal Code | T9J 9J7                  |

### Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Park, Parking, Playground, Secured Parking, Visitor Parking, Car Wash |
| Parking Spaces | 2                                                                                                  |
| Parking        | Parkade, Secured, Titled, Underground, Tandem                                                      |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                                     |
| Cooling           | Central Air                                                                                                                |
| # of Stories      | 4                                                                                                                          |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony, Playground |
| Construction      | Concrete            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 12th, 2025 |
| Days on Market | 2                  |
| Zoning         | R5                 |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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