

# \$249,888 - 407, 136c Sandpiper Road, Fort McMurray

MLS® #A2216444

**\$249,888**

2 Bedroom, 2.00 Bathroom, 1,079 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

FRESHLY PAINTED, NEW LUXURY LAMINATE FLOORS AND CARPETS, 2 BEDROOM, 2 BATHROOM CONDO IN A CONCRETE SOUNDPROOF AND FULLY SECURED BUILDING WITH 2 UNDERGROUND HEATED PARKING STALLS AND STORAGE UNIT. Welcome to The Peaks in Eagle Ridge. This vibrant location offers a community with schools, shopping plaza, Landmark Cinema, walking trails, and more. This north-facing move-in-ready executive condo is nestled on the 4th floor of an extremely well-maintained building featuring a welcoming foyer, on-site gym cardio center, and weight room, children's park, picnic area, and even an on-site car wash for your use and convenience. Step inside this bright and functional condo featuring 9 ft ceilings, large windows, and an inviting open concept. This space offers fresh paint, an excellent kitchen space with an eat-up breakfast bar, large island, great storage, and built-in appliances. This kitchen overlooks the dining room and large living room with new luxury laminate flooring. The living room is surrounded by windows and a garden door leading to your private balcony with a gas BBQ hookup and a space where you receive sunlight all day. This home continues with 2 generously sized bedrooms, each with a walk-in closet and new super soft carpets. The Primary bedroom features a full 4 pc ensuite. To complete this living space, you have an additional 4 pc



bathroom, large coat closet, and in-suite laundry and storage area. Additional features of this fully secured building on a fob system are the 2 underground and heated parking stalls, and a caged storage unit. The seller says they love the home and living in The Peaks of Eagle Ridge. Call today for your opportunity to view this condo where pride of ownership shines through. Condo fees include Heat, water, sewer, building insurance and for added peace of mind the complex is professionally managed.

Built in 2008

### **Essential Information**

MLS® #	A2216444
Price	\$249,888
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,079
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	407, 136c Sandpiper Road
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0J7

### **Amenities**

Amenities	Car Wash, Elevator(s), Fitness Center, Park, Parking, Party Room, Picnic Area, Playground, Recreation Facilities, Service Elevator(s),
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	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Garage Door Opener, Heated Garage, Insulated, Owned, Parkade, Paved, Secured, See Remarks, Stall, Tandem, Titled, Underground

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings
Appliances	Dishwasher, Electric Oven, Electric Stove, Microwave, Oven, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Boiler, Natural Gas
Cooling	None, Rough-In
# of Stories	6

## Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Storage
Roof	Asphalt
Construction	Concrete

## Additional Information

Date Listed	April 30th, 2025
Days on Market	60
Zoning	R5

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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