

# \$249,900 - 304, 136d Sandpiper Road, Fort McMurray

MLS® #A2249511

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,018 sqft  
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to Eagle Ridge, where this spacious 2-bedroom, 2-bath, 2 parking stalls, 2 Balconies condominium combines comfort with convenience. Located on the third floor, this home offers 1,018 sq ft of living space, two private balconies with views, and the bonus of both an underground parking stall with a secure storage cage and a second surface stall.

Inside, the open floor plan makes daily living feel easy and connected. The foyer leads into a generous dining area, then into a bright and roomy living space with direct access to one of the balconies, perfect for relaxing with your morning coffee or catching some evening air.

The primary suite is a true retreat: a king-sized bedroom with its own private balcony, a walk-in closet, and a full ensuite bath. Across the home, the second bedroom is nearly as large, featuring a walk-through closet that leads straight to the second 4-piece bathroom which is ideal for guests, teens, or a stylish home office setup.

Practical features add even more value: in-suite laundry, smart storage solutions, and the comfort of both underground heated parking and surface-level convenience.

Set in a quiet pocket of Eagle Ridge, you'll enjoy peaceful living while being only minutes from schools, shopping, restaurants, and parks.

Be sure to check out the video, 360° tour, and detailed floor plans in the photos so you can see every sink, shower, and counter in the



home.

Are you ready to say yes to this address?

Built in 2008

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2249511          |
| Price          | \$249,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,018             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 304, 136d Sandpiper Road |
| Subdivision | Eagle Ridge              |
| City        | Fort McMurray            |
| County      | Wood Buffalo             |
| Province    | Alberta                  |
| Postal Code | T9K0J7                   |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Picnic Area, Playground, Secured Parking, Snow Removal |
| Parking Spaces | 2                                                                            |
| Parking        | Assigned, Stall, Underground                                                 |
| # of Garages   | 1                                                                            |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Elevator, Open Floorplan, Walk-In Closet(s)                                           |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                     |

|              |             |
|--------------|-------------|
| Cooling      | Central Air |
| # of Stories | 6           |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, Playground, Storage |
| Construction      | Mixed                        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 44                |
| Zoning         | R5                |

## Listing Details

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

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