

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

MLS® #A2210877

**\$249,900**

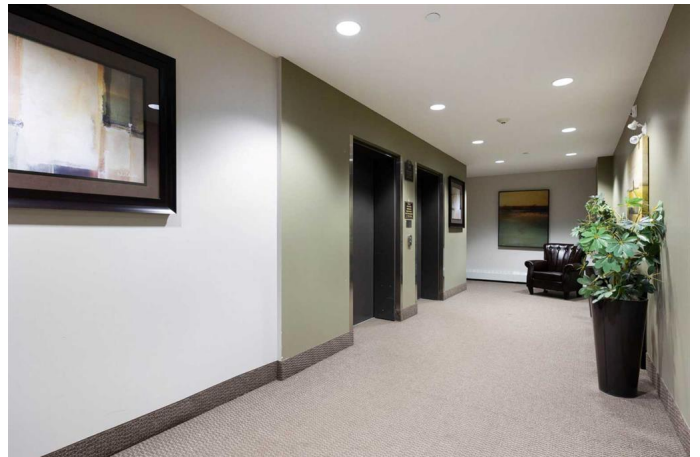
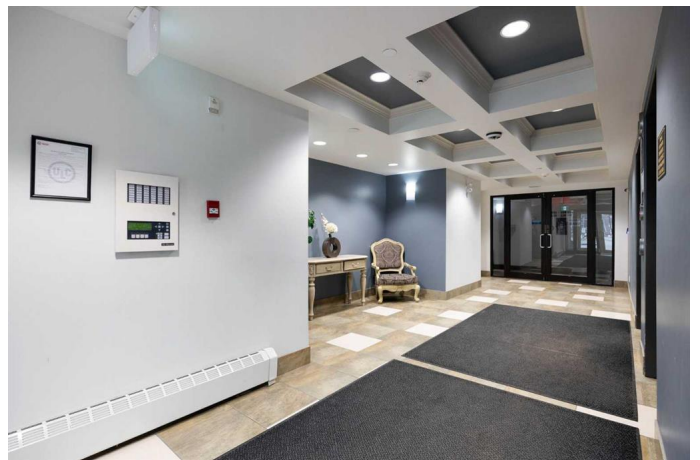
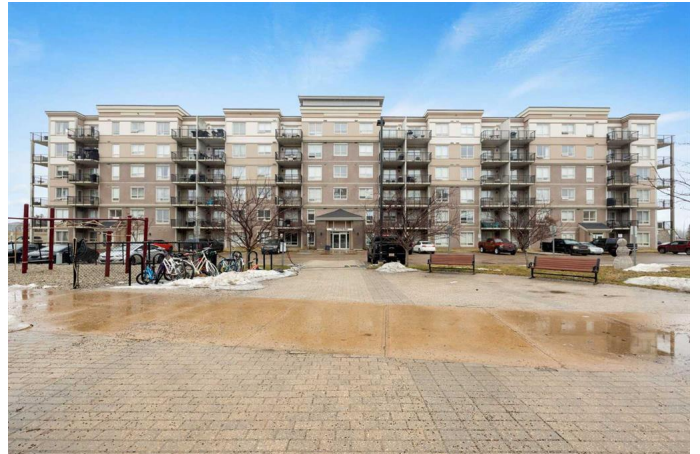
2 Bedroom, 2.00 Bathroom, 1,171 sqft

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 1,171 square feet 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, stainless steel appliances by Whirlpool, 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 hookups 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      | Car Wash, Elevator(s), Parking, Playground, Fitness Center |
| 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 | 23               |
| Zoning         | R5               |

## Listing Details

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

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