

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

MLS® #A2210877

**\$249,900**

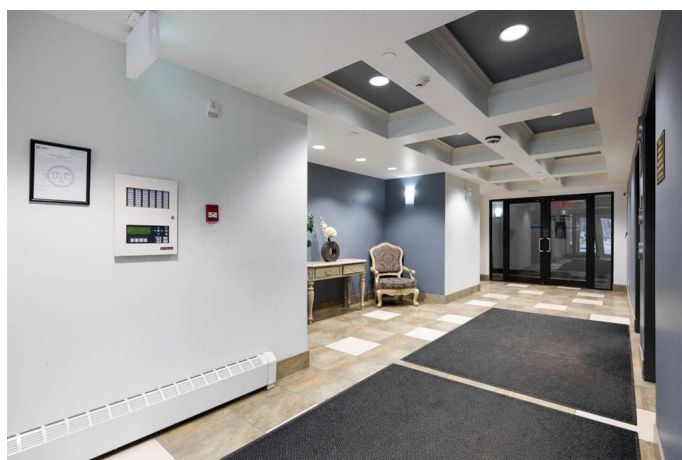
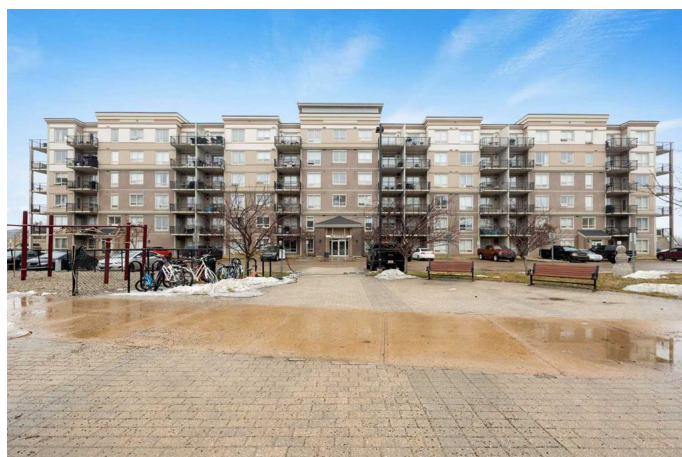
2 Bedroom, 2.00 Bathroom, 1,171 sqft

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 1171 SF 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, white appliances 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 hookup 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	Elevator(s), Parking, Car Wash, Fitness Center, Playground
Parking Spaces	2

Parking	Parkade, Tandem
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## 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	98
Zoning	R5

## Listing Details

Listing Office	RE/MAX Connect
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