



THE
A-TEAM

**RE/MAX
FIRST**

136C SANDPIPER Road #502, Fort McMurray T9K 0J7

MLS®#: **A2112380**

Area: **Eagle Ridge**

Listing Date: **03/06/24**

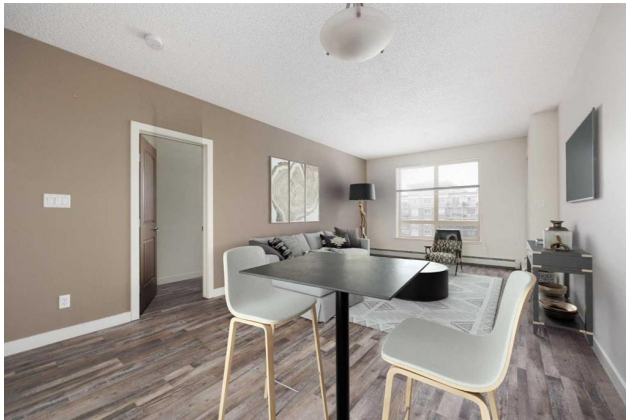
List Price: **\$229,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$8k, 03-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2008

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

1,080

Low Sqft:

Ttl Sqft:

1,080

DOM

63

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Apartment

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Enclosed,Off Street,Owned,See Remarks,Stall,Underground

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard,Natural Gas**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Lighting,Playground**

Construction:

Concrete

Flooring:

Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat:

Breakfast Bar,Built-in Features,Closet Organizers,Elevator,Open Floorplan,Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

4pc Bathroom

Main

4`11" x 9`11"

Bedroom

Main

10`11" x 13`3"

Foyer

Main

5`8" x 8`2"

Laundry

Main

8`1" x 4`5"

Bedroom - Primary

Main

10`2" x 15`4"

Room

Level

Dimensions

4pc Ensuite bath

Main

10`1" x 5`0"

Dining Room

Main

16`4" x 10`7"

Kitchen

Main

9`9" x 7`8"

Living Room

Main

12`5" x 15`2"

Walk-In Closet

Main

6`2" x 7`4"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$717

Fee Simple

R5

Fee Freq:
Monthly

Legal Desc:

0728880

Remarks

Pub Rmks:

STUNNING UPDATED 2-BEDROOM, 2-BATHROOM CONDO AT THE PEAKS IN EAGLE RIDGE! 5th FLOOR FACING AWAY FROM THE BUSY ROAD with COVERED BALCONY! 2 TITLED UNDERGROUND PARKING STALLS (tandem)! BEAUTIFUL TILE & LUXURY VINYL PLANK FLOORING! IN-SUITE LAUNDRY! This special building features CONCRETE CONSTRUCTION, meaning you will enjoy quiet condo living where you won't hear your neighbours! This LARGE 1,080sqft EXECUTIVE CONDO is spacious with an open concept living room, dining room & kitchen! The GORGEOUS kitchen features NEW LUXURY VINYL PLANK (LVP) FLOORING, white cupboards, large breakfast bar, stainless steel appliances & lots of counter space! Both bedrooms are LARGE with updated LVP flooring and room for desks & dressers. The primary bedroom features a walk-through closet, ensuite bathroom with updated tile flooring, plus a tub/shower combo. The secondary bedroom also features a walk-through closet & ensuite bathroom (with the same updated tile flooring) which also has access to the main living area. The main living area features updated luxury vinyl plank flooring, a feature wall, plenty of natural light, and access to your covered, private south-facing balcony (away from busy Confederation Dr). The convenient in-suite laundry and natural gas BBQ hook-up on the balcony are just a few of the reasons why people love living at The Peaks. The 2 underground parking stalls are secured & heated, plus there is a wash bay for residents only in the underground parkade! A private storage locker is included at the back of the underground parking stalls. An on-site gym, games room & weight room are also included for residents only. Steps to amenities (movie theater, gas station, coffee shops, restaurants, banks, grocery stores & more!), pond & bus stops! IMMEDIATE POSSESSION IS AVAILABLE! Maintenance fees include: water, heat, sewer, landscaping, snow removal, garbage, exterior maintenance & insurance, parkade maintenance, and reserve fund contributions. VIEW the 3D tour!
Inclusions: Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, Window Coverings, BBQ (as is), Shelving in the underground storage unit
Property Listed By: RE/MAX First

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800





