



THE
A-TEAM

**RE/MAX
FIRST**

136A SANDPIPER Road #309, Fort McMurray T9K 0J7

MLS® #: **A2114659**

Area: **Eagle Ridge**

Listing Date: **03/15/24**

List Price: **\$239,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Finished Floor Area

Abv Sqft:

1,089

Low Sqft:

Ttl Sqft:

1,089

Lot Sz Ar:

Lot Shape:

DOM

65

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Apartment

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Standard Shaped Lot

Heated Garage,Off Street,Stall,Underground

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Hot Water,Natural Gas**

Sewer: **Sewer**

Ext Feat: **None**

Construction:

Concrete

Flooring:

Carpet,Linoleum

Water Source:

Public

Fnd/Bsmt:

None

Kitchen Appl:

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

Int Feat:

Storage,Walk-In Closet(s)

Utilities:

Cable Available,Electricity Available,Natural Gas Available,Garbage Collection,Phone Available,Sewer Available

Room Information

Room

Bedroom

4pc Bathroom

4pc Ensuite bath

Dining Room

Level

Main

Main

Main

Main

Dimensions

16`8" x 9`1"

12`7" x 9`1"

Room

Bedroom

Kitchen

Living Room

Level

Main

Main

Main

Dimensions

10`11" x 13`11"

15`5" x 8`10"

16`2" x 12`7"

Legal/Tax/Financial

Condo Fee:
\$717

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R5

Legal Desc: **0728880**

Remarks

Pub Rmks: **2 BEDROOMS, 2 BATHROOMS 2 PARKING STALLS! This spacious 1,089 SQ.FT 3rd floor condo is south-facing and enjoys year-round sun all day and shade in the evening. This bright condo has an open concept kitchen with dark cabinets and large island that overlooks the living and dining room. The large master has a huge walk through closet leading to a full ensuite and the second bedroom has its own walk through closet with access to the main bathroom. The unit also offers a large storage room and in suite laundry. No more shuffling vehicles this unit comes with a storage locker and 2 parking stalls- one secure, heated underground parking stall (#137) and one energized surface stall #215. This soundproof concrete construction complex provides excellent security, air conditioned hallways, common area work out rooms, car wash bay in underground parkade and an outside children's playground. Located in the desirable Eagle Ridge close to amenities, trails & bus routes. Condo fees include professional management, exterior maintenance and snow removal, reserve fund contributions, sewer, water, heat, garbage pickup and building insurance. Immediate possession available.**

Inclusions: **Fridge, stove, dishwasher, washer, dryer**
Property Listed By: **RE/MAX FORT MCMURRAY**

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





