



THE
A-TEAM

**RE/MAX
FIRST**

136A SANDPIPER Road #215, Fort McMurray T9K0J7

MLS®#: **A2127545**

Area: **Eagle Ridge**

Listing Date: **05/10/24**

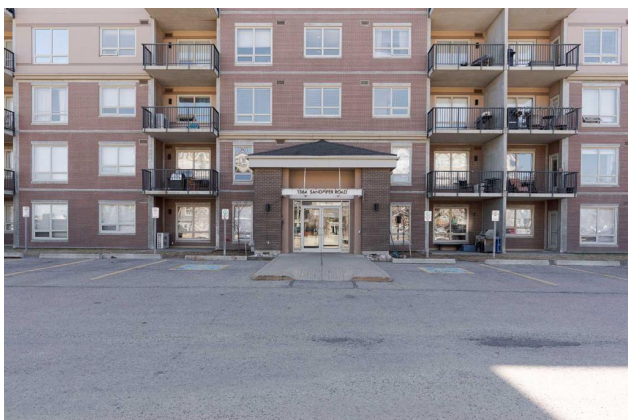
List Price: **\$209,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 08-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Fort McMurray**
City/Town: **Fort McMurray**
Year Built: **2007**

Finished Floor Area

Abv Sqft: **1,072**
Low Sqft:
Ttl Sqft: **1,072**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

129
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Underground

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard,Electric,Hot Water**
Sewer:
Ext Feat: **Balcony,Lighting,Playground**

Construction: **Concrete**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt: **None**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Laminate Counters,No Smoking Home,Open Floorplan,Recreation Facilities,See Remarks,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 9`1"	4pc Ensuite bath	Main	9`11" x 10`9"
Bedroom	Main	10`9" x 18`9"	Dining Room	Main	12`4" x 9`10"
Kitchen	Main	9`9" x 8`0"	Laundry	Main	7`3" x 4`6"
Living Room	Main	12`4" x 15`8"	Bedroom - Primary	Main	10`1" x 16`9"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$692

Fee Simple

R5

Fee Freq:

Monthly

Legal Desc: **0728880**

Remarks

Pub Rmks: **Welcome to 215-136A Sandpiper Road, situated in the heart of Eagle Ridge in one of Fort McMurray's few fully concrete buildings. This well-kept MOVE IN READY condo includes 2 bedrooms, 2 full bathrooms, and underground heated parking stall. Upon stepping into this open-concept space, you'll be impressed by the bright white kitchen with stainless steel appliances and an eat up breakfast bar. The spacious living room boasts large windows that fill the area with natural light. The primary bedroom features a massive walk-in closet leading to a full ensuite bathroom. The great sized second bedroom also offers a walk-in closet with access to another full 4pc bathroom. In addition, the condo offers an in-suite laundry room with storage space. Conveniently located within walking distance to schools, parks, bus routes, shopping, and more. Contact today to schedule a personal tour!**

Inclusions: **Fridge, Stove, Dishwasher, Microwave, Washer/Dryer**

Property Listed By: **COLDWELL BANKER UNITED**

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