



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**136B SANDPIPER Road #404, Fort McMurray T9K 0J7**

MLS®#: **A2137797**

Area: **Eagle Ridge**

Listing Date: **06/05/24**

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

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 24-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
Sub Type: **Fort McMurray**  
City/Town: **2008**  
Year Built: **2008**

Finished Floor Area

Abv Sqft: **1,010**  
Low Sqft:  
Ttl Sqft: **1,010**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**134**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Tandem,Underground**

Utilities and Features

Roof:  
Heating: **Boiler**  
Sewer:  
Ext Feat: **Playground**

Construction: **Concrete**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Elevator,Storage**  
Utilities:

Room Information

| Room                | Level       | Dimensions           |
|---------------------|-------------|----------------------|
| <b>4pc Bathroom</b> | <b>Main</b> | <b>4`11" x 8`8"</b>  |
| <b>Bedroom</b>      | <b>Main</b> | <b>12`0" x 12`4"</b> |
| <b>Foyer</b>        | <b>Main</b> | <b>9`8" x 7`2"</b>   |
| <b>Living Room</b>  | <b>Main</b> | <b>12`8" x 16`3"</b> |

| Room                     | Level       | Dimensions           |
|--------------------------|-------------|----------------------|
| <b>4pc Ensuite bath</b>  | <b>Main</b> | <b>8`5" x 4`10"</b>  |
| <b>Dining Room</b>       | <b>Main</b> | <b>16`3" x 8`11"</b> |
| <b>Kitchen</b>           | <b>Main</b> | <b>13`8" x 9`2"</b>  |
| <b>Bedroom - Primary</b> | <b>Main</b> | <b>11`2" x 15`9"</b> |

Legal/Tax/Financial

Condo Fee:  
**\$717**

Title:  
**Fee Simple**

Zoning:  
**R5**

Fee Freq:  
**Monthly**

Legal Desc: **0728880**

Remarks

Pub Rmks: **Welcome to 404-136B Sandpiper Road: A well appointed end unit in the sought after concrete buildings of Eagle Ridge. With underground parking for two, two bedrooms and two full bathrooms this spacious condo offers convenient access to the bus routes, shopping and other great amenities all only a stones throw away. The building is clean with great security and two elevators. The unit located at the end of the hall boasts an open floor plan, oversized windows and two patios to soak up the sun on. The primary bedroom is spacious with a walk in closet and four piece ensuite bathroom while the second bedroom and bathroom are on the other side of the unit for separation and privacy from each other. Perfect for commuters, professionals or investors - Schedule a private tour of your new home today.**

Inclusions: **n/a**  
Property Listed By: **The Agency North Central Alberta**

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







