

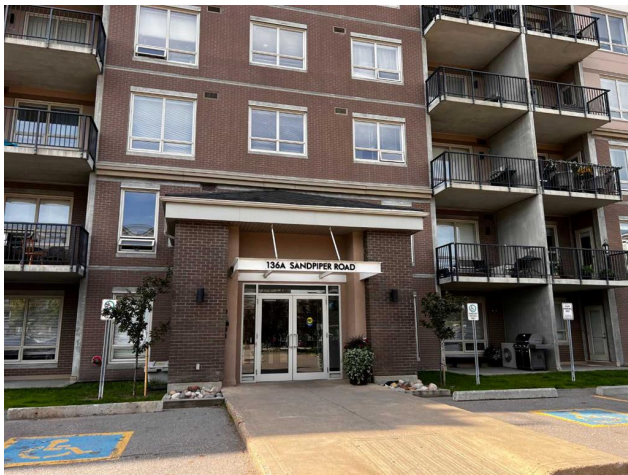


THE
A-TEAM

**RE/MAX
FIRST**

136A SANDPIPER Road #312, Fort McMurray T9K0J7

MLS®#: **A2139856** Area: **Eagle Ridge** Listing Date: **06/25/24** List Price: **\$210,000**
 Status: **Active** County: **Wood Buffalo** Change: **-\$5k, 23-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Fort McMurray**
 Year Built: **2007**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,091**
 Low Sqft:
 Ttl Sqft: **1,091**

DOM

150
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade, Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s)**
 Int Feat: **Breakfast Bar, Storage, Vinyl Windows, Walk-In Closet(s)**
 Utilities: **Electricity Available, Garbage Collection, Phone Available, Underground Utilities**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`11" x 4`10"	Kitchen	Main	9`9" x 8`10"
Living Room	Main	15`2" x 12`5"	Dinette	Main	12`4" x 7`2"
Bedroom - Primary	Main	16`7" x 10`1"	Bedroom	Main	18`0" x 10`9"
4pc Ensuite bath	Main	9`10" x 4`10"	Laundry	Main	7`11" x 4`3"

Legal/Tax/Financial

Condo Fee:
\$692

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R5

Legal Desc: **0728880**

Remarks

Pub Rmks: **Welcome to the Peaks, this 2 Bedroom 2 Full Bathroom condo with Modern amenities. Say hello to your new home. This 2 bedroom condo boasts 2 full bathrooms, the open concept living & Dining area is flooded with Natural light, creating a warm & inviting atmosphere. Access to the private Balcony off the Living room the modern Kitchen features 4 appliances, breakfast bar sit up area, ample cabinet & counter space, this Kitchen is perfect for both casual meals & Entertaining. The spacious Primary suite includes a large walk through closet & Full Ensuite. The additional bedroom is generously sized with easy access also to a full 4 pcs full bathroom & walk through closet for your private access to the bathroom. Enjoy the convenience of a dedicated in-suite Laundry with Stackable washer & dryer & storage area. Step out to your private Balcony with a gas line for your BBQ to enjoy the summer months or to just unwind after a long day. Building amenities include a fitness center, Under ground parking with a car wash bay . Kids play park , this unit comes with 1 underground heated parking stall W/Storage in the secure underground garage. Immediate possession available . Conveniently located steps away from Bussing , Shopping, Restaurants, Entertainment & Walking Trails . Don't miss out on this opportunity to own a place to call your own .call today for your personal showing**

Inclusions:
Property Listed By: **key fob for underground access**
COLDWELL BANKER UNITED

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





