

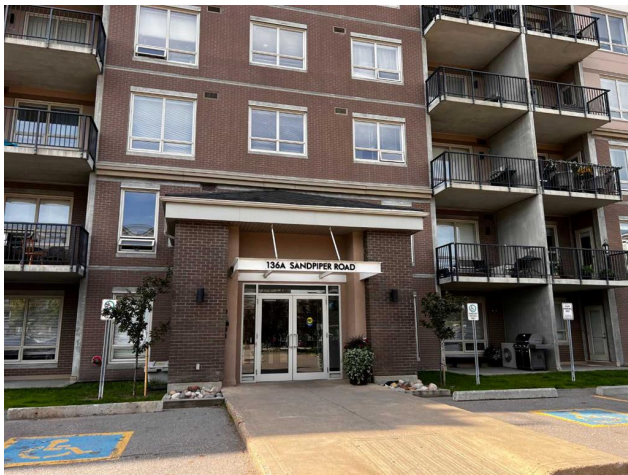


THE A-TEAM

RE/MAX FIRST

136A SANDPIPER Road #312, Fort McMurray T9K0J7

MLS@#: A2139856 Area: Eagle Ridge Listing Date: 06/25/24 List Price: \$214,900
Status: Active County: Wood Buffalo Change: -\$5k, 16-Sep Association: Fort McMurray



General Information

Prop Type: Residential Apartment
Sub Type: Fort McMurray
City/Town: Fort McMurray
Year Built: 2007
Finished Floor Area: 1,091
Abv Sqft: 1,091
Low Sqft:
Ttl Sqft: 1,091

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat: Parkade, Underground

DOM

114
Layout
Beds: 2 (2 )
Baths: 2.0 (2 0)
Style: High-Rise (5+)

Parking

Ttl Park: 1
Garage Sz:

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
Kitchn 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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Bathroom, Living Room, Bedroom - Primary, 4pc Ensuite bath, Kitchen, Dinette, Bedroom, Laundry.

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**









