



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**136B SANDPIPER Road #409, Fort McMurray T9K 0J7**

MLS®#: **A2142710**      Area: **Eagle Ridge**      Listing Date: **07/24/24**      List Price: **\$214,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **-\$5k, 10-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Fort McMurray**  
 Year Built: **2008**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,088**  
 Low Sqft:  
 Ttl Sqft: **1,088**

DOM

**54**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **2**  
 Garage Sz:

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

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Brick,Concrete,Stucco**  
 Flooring: **Carpet,Linoleum**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,See Remarks,Stove(s),Washer**  
 Int Feat: **Kitchen Island,Laminate Counters,See Remarks,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 10`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>10`0" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 18`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`5" x 12`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`5" x 8`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 8`4"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`0" x 4`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`5" x 13`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`2" x 17`0"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$717

Fee Simple

R5

Fee Freq:

Monthly

Legal Desc: 0728880

Remarks

Pub Rmks: **TOP FLOOR! Introducing 409-136B Sandpiper Rd! This top floor east facing 2-bedroom , 2 bathroom condo has an open concept kitchen, dining and living room. The large primary bedroom 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. 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. Offers a secure underground tandem parking (#356). Condo fees include professional management, exterior maintenance and snow removal, reserve fund contributions, sewer, water, heat, garbage pickup and building insurance. Conveniently located within walking distance to Stoney Creek Village and Eagle Ridge Commons, this condo is perfect for commuters. Don't miss out on this fantastic opportunity!**

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

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







