



THE
A-TEAM

**RE/MAX
FIRST**

136A SANDPIPER Road #602, Fort McMurray T9K0J7

MLS®#: **A2151193** Area: **Eagle Ridge** Listing Date: **07/22/24** List Price: **\$239,900**
 Status: **Pending** County: **Wood Buffalo** Change: **-\$10k, 16-Aug** 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: **1,083**
 Low Sqft:
 Ttl Sqft: **1,083**

DOM
56
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **See Remarks,Stall,Titled,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 10`0"	4pc Ensuite bath	Main	10`0" x 4`11"
Bedroom	Main	10`9" x 18`3"	Living Room	Main	12`6" x 14`0"
Dining Room	Main	21`4" x 11`4"	Kitchen	Main	10`1" x 8`1"
Bedroom - Primary	Main	10`2" x 6`6"			

Legal/Tax/Financial

Condo Fee: **\$717** Title: **Fee Simple** Zoning: **R5**

Fee Freq:
Monthly

Legal Desc: **0728880**

Remarks

Pub Rmks: **6th FLOOR (TOP FLOOR), 2 BED, 2 BATH, 2 PARKING STALLS!! Located at The Peaks in Eagle Ridge, this spacious, open concept floor plan has many great features. The kitchen with its eat up counter offers plenty of work space. The sun exposure offers plenty of natural sunlight as it floods the living room. Off the living room is the door to the balcony which has the natural gas BBQ hook up, rough in for A/C, and room for the patio set. Both bedrooms have huge walk through closets that lead to full size bathrooms. Other features include high ceilings, in-suite laundry, concrete floors and walls. Outside the unit, the secure entrance and hallways are decorated nicely with modern colours and the building is kept very clean. The secure, underground heated parkade has 7' ceiling clearance and car wash bay for your convenience. This unit comes with two titled parking stalls (1 underground (#129,) and 1 surface stall #266)., ample visitor parking., close to all amenities including shopping, banks and bus routes. Call now for your personal showing.**

Inclusions: **Fridge (fridge handle as is), Stove, Dishwasher, Microwave,Washer,Dryer, all window coverings, all furnishings (t.v. as is)**
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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