

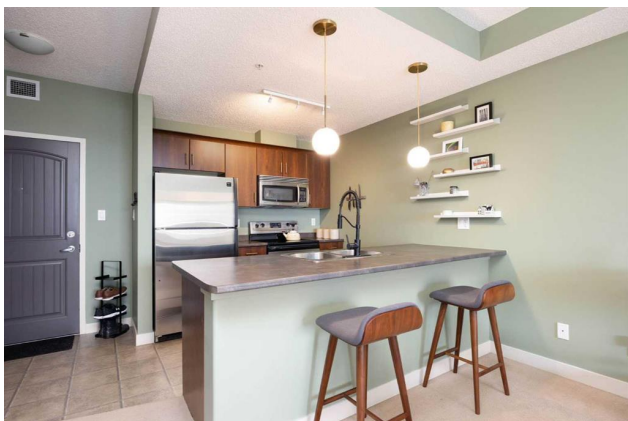


THE
A-TEAM

**RE/MAX
FIRST**

136B SANDPIPER Road #311, Fort McMurray T9K 0J7

MLS® #: **A2160569** Area: **Eagle Ridge** Listing Date: **09/13/24** List Price: **\$169,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **690**
 Low Sqft:
 Ttl Sqft: **690**

DOM

6
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Garage Door Opener,Guest,Off Street,Secured,Stall,Titled,Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Wall/Window Air Conditioner,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Elevator,Kitchen Island,Open Floorplan,See Remarks,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|-------------|-----------------------|-----------------------|-------------|----------------------|
| 4pc Bathroom | Main | 8`1" x 4`11" | Bedroom | Main | 11`1" x 15`2" |
| Dining Room | Main | 11`9" x 13`1" | Kitchen | Main | 13`10" x 8`7" |
| Living Room | Main | 10`11" x 14`8" | Walk-In Closet | Main | 6`10" x 7`7" |

Legal/Tax/Financial

Condo Fee: **\$470** Title: **Fee Simple** Zoning: **R5**
 Fee Freq:

Monthly

Legal Desc: 0728880

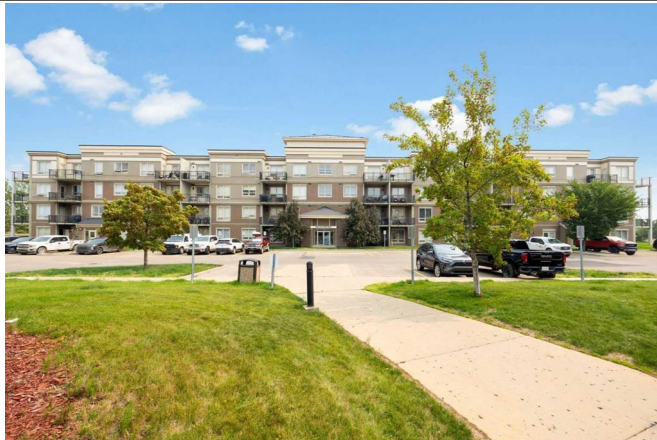
Remarks

Pub Rmks: **Beautiful 1-bedroom, 1-bathroom condo at The Peaks in Eagle Ridge | Title underground parking stall with storage unit | In-suite laundry | Air conditioning | On-site gym, games room & vehicle wash bay | This special building features concrete construction, meaning you will enjoy quiet condo living where you won't hear your neighbours! This 691 sqft executive condo is spacious with an open-concept living room, dining room & kitchen. The modern kitchen features updated stainless steel appliances, a stylish new black faucet, beautiful walnut-looking cupboards with updated handles, new pendant lights over the large breakfast bar, and lots of counter space. The spacious bedroom showcases enough room for a desk and dresser, leading to a large walk-through closet with fantastic built-in closet cabinets. The full bathroom features new hardware, new faucet, new light, new towel rack, and new toilet paper holder as well as a tub/shower combo. It is also accessed through the main living area. The main living area features Berber carpet, plenty of natural light, and access to your covered, private balcony which is shaded by the trees. Enjoy the air conditioning in summer! The convenient in-suite laundry and natural gas BBQ hook-up on the balcony are just a few of the reasons why people love living at The Peaks. The underground parking stall is secured & heated, plus there is a wash bay for residents only in the underground parkade. A private storage locker is included at the back of the underground parking stall. An on-site gym, games room & weight room are also included for residents only. Steps to amenities (movie theater, gas station, coffee shops, restaurants, banks, grocery stores & more!), beautiful pond & bus stops. Immediate possession is available! Maintenance fees include: water, heat, sewer, landscaping, snow removal, garbage, exterior maintenance & insurance, parkade maintenance, and reserve fund contributions. View the 3D tour, then book your showing today!**

Inclusions: **fridge, stove, microwave, dishwasher, washer & dryer, window coverings, TV wall mount in living room, air conditioner with remote, shelving in underground storage unit, closet cabinets in primary bedroom, floating shelves and knife wall magnet in kitchen**

Property Listed By: **RE/MAX First**

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







311-136b Sandpiper Rd, Fort McMurray, AB

Main Floor Exterior Area 1162.51 sq ft
Interior Area 656.82 sq ft



0 3 6

PREPARED: 3/24/2023



Wide regions are excluded from total floor area in CAD/CES floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

