



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**136C SANDPIPER Road #309, Fort McMurray T9K 0J7**

MLS®#: **A2161099**      Area: **Eagle Ridge**      Listing Date: **09/09/24**      List Price: **\$219,900**  
 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:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **1,093**  
                     Low Sqft:  
                     Ttl Sqft: **1,093**

DOM

**10**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

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

Utilities and Features

Roof: **Asphalt/Gravel,Flat**      Construction: **Concrete**  
 Heating: **Baseboard**      Flooring: **Carpet,Tile**  
 Sewer: **Public Sewer**      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Open Floorplan,Soaking Tub,Walk-In Closet(s)**  
 Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected,Garbage Collection,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 9`10"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>10`0" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`10" x 18`2"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`2" x 15`3"</b>

Legal/Tax/Financial

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

Monthly

Legal Desc: 0728880

Remarks

Pub Rmks: **CONCRETETE BUILDING 2 BEDROOMS, 2 BATHROOMS, CENTRAL AIR CONDITIONING, STORAGE LOCKER. Welcome to 309-136C Sandpiper Road, and step inside this open-concept apartment featuring 9 ft ceilings and spacious kitchen with eat up breakfast bar, along side of a dining room and over sized living room and large windows making this area bright with loads of natural lighting. The large living room has access to your private balcony. Both bedrooms feature walk-in closets, and large windows,. Primary bedroom features a full ensuite. In addition the living space includes a in suite laundry and storage room. This condo includes 2 TITLED heated underground parking stalls., storage locker #660, all in the complex of THE PEAKS OF EAGLE RIDGE, a fully secure and well managed and maintained building that features on site gym, weight room, children's park and more for your use. The condo fees include, heat, water, insurance, garbage, sewer and professional management fee. All these amazing features at an affordable price and perfectly located near walking trails, shopping centers, bus routes, park, schools and so much more. contact us today for a personal tour!**

Inclusions:  
Property Listed By: **As is where is  
COLDWELL BANKER UNITED**

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







