



THE
A-TEAM

**RE/MAX
FIRST**

136A SANDPIPER Road #207, Fort McMurray T9K 0J7

MLS® #: **A2163701**

Area: **Eagle Ridge**

Listing Date: **09/14/24**

List Price: **\$235,900**

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: **2007**

Finished Floor Area

Abv Sqft: **1,085**
Low Sqft:
Ttl Sqft: **1,085**

DOM

5

Layout

Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Microwave Hood Fan**
Int Feat: **Closet Organizers, High Ceilings, Open Floorplan**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 9`8"	4pc Ensuite bath	Main	10`1" x 5`0"
Bedroom	Main	10`10" x 18`8"	Foyer	Main	7`6" x 10`11"
Kitchen	Main	10`2" x 8`0"	Laundry	Main	7`11" x 4`6"
Living Room	Main	12`5" x 25`6"	Bedroom	Main	10`3" x 16`9"
Bedroom - Primary	Main	25`6" x 12`6"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$692

Fee Simple

R5

Fee Freq:

Monthly

Legal Desc: 072880 26

Remarks

Pub Rmks: **Welcome to "The Peaks" Conveniently located in Eagle Ridge with a view of the park & easy access to busing, walking trails, schools, coffee shops, movie theatres and more. Spacious unit on the 2nd floor with plenty of natural light and sunshine. Spacious front entrance with double closet doors. Open concept in the kitchen, dining and living area with laminate floors. . Kitchen has loads of counter space and plenty of cupboards. No more fighting over bathroom time as each bedroom has its own bathroom. Bedrooms are also separated giving each their own privacy. This awesome condo features a balcony creating an inviting outdoor haven. Additional conveniences include in-suite stacked laundry and titled parking in the heated underground parkade. The upgraded building security system ensures peace of mind. This is a concrete building. Whether you are commuting or making Fort McMurray your home, you are purchasing a property that you will make you feel at home and more importantly has great resale value. Quick possession is available.**

Inclusions: N/A
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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





