



THE A-TEAM

RE/MAX FIRST

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

MLS#: A2163701 Area: Eagle Ridge Listing: 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 67
Layout
Beds: 2 (2)
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Bathroom, Bedroom, Kitchen, and Living Room.

Legal/Tax/Financial

Condo Fee: \$692 Title: Fee Simple Zoning: 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





