



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**136A SANDPIPER Road #216, Fort McMurray T9K 0J7**

MLS® #: **A2164591**      Area: **Eagle Ridge**      Listing Date: **10/10/24**      List Price: **\$159,900**  
 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**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **680**  
 Low Sqft:  
 Ttl Sqft: **680**

DOM

**7**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete**  
 Heating: **Baseboard**      Flooring: **Carpet,Linoleum**  
 Sewer:  
 Ext Feat: **Balcony,Playground**      Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Laminate Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`10" x 8`3"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>7`6" x 7`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>15`1" x 10`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`1" x 11`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`9" x 11`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`6" x 8`2"</b>

Legal/Tax/Financial

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

Monthly

Legal Desc: 0728880

Remarks

Pub Rmks: **Welcome to 136A #216 Sandpiper Road: This 1-bedroom, 1-bathroom apartment is move-in ready and ideal for both investors and commuters! Located in a secure, well-maintained concrete building, this unit offers a perfect blend of comfort and convenience. Inside, you'll find a bright and airy living space, a well equipped kitchen, and a cozy bedroom with generous closet space. The bathroom is accessible from the bedroom as well as the hallways providing functionality. Enjoy the spacious covered balcony year round and the air conditioning in the warm summer months. With its excellent location near public transportation and within walking distance to many amenities, this unit checks all the boxes. Don't miss the opportunity—schedule your viewing today!**

Inclusions: **ALL FURNITURE CAN STAY MINUS TENANTS PERSONAL BELONGINGS AND THE LIVING ROOM COUCH.**

Property Listed By: **The Agency North Central Alberta**

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





