



THE
A-TEAM

**RE/MAX
FIRST**

136A SANDPIPER Road #309, Fort McMurray T9K 0J7

MLS® #: **A2165127**

Area: **Eagle Ridge**

Listing Date: **09/12/24**

List Price: **\$219,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Fort McMurray**
Year Built: **2007**

Finished Floor Area
Abv Sqft: **1,089**
Low Sqft:
Ttl Sqft: **1,089**

DOM

7
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking
Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Standard Shaped Lot**
Park Feat: **Heated Garage,Off Street,Stall,Underground**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Hot Water,Natural Gas**
Sewer: **Sewer**
Ext Feat: **None**

Construction: **Concrete**
Flooring: **Carpet,Linoleum**
Water Source: **Public**
Fnd/Bsmt: **None**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**
Int Feat: **Storage,Walk-In Closet(s)**
Utilities: **Cable Available,Electricity Available,Natural Gas Available,Garbage Collection,Phone Available,Sewer Available**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	16`8" x 9`1"	Bedroom	Main	10`11" x 13`11"
Kitchen	Main	15`5" x 8`9"	4pc Bathroom	Main	
Living Room	Main	16`3" x 12`7"	4pc Ensuite bath	Main	
Dining Room	Main	12`7" x 9`1"			

Condo Fee:
\$717

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R5

Legal Desc: **0728880**

Remarks

Pub Rmks: **AVAILABLE IMMEDIATELY! FRESHLY PAINTED THROUGHOUT! 2 BEDROOMS, 2 BATHROOMS 2 PARKING STALLS! This spacious 1,089 SQ.FT 3rd floor condo is south-facing and enjoys year-round sun all day and shade in the evening. This bright condo has an open concept kitchen with dark cabinets and large island that overlooks the living and dining room. The large master has a huge walk through closet leading to a full ensuite and the second bedroom has its own walk through closet with access to the main bathroom. The unit also offers a large storage room and in suite laundry. No more shuffling vehicles this unit comes with a storage locker and 2 parking stalls- one secure, heated underground parking stall (#137) and one energized surface stall #215. This soundproof concrete construction complex provides excellent security, air conditioned hallways, common area work out rooms, car wash bay in underground parkade and an outside children's playground. Located in the desirable Eagle Ridge close to amenities, trails & bus routes. Condo fees include professional management, exterior maintenance and snow removal, reserve fund contributions, sewer, water, heat, garbage pickup and building insurance. Immediate possession available.**

Inclusions: **Fridge, stove, dishwasher, washer, dryer**

Property Listed By: **RE/MAX FORT MCMURRAY**

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



