

**136C SANDPIPER Road #106, Fort McMurray T9K0J7**

MLS®#: **A2170681** Area: **Eagle Ridge** Listing Date: **10/10/24** List Price: **\$219,900**  
 Status: **Active** County: **Wood Buffalo** Change: **-\$15k, 10-Oct** 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:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,077**  
 Low Sqft:  
 Ttl Sqft: **1,077**

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

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

Access:  
 Lot Feat:  
 Park Feat: **Heated Garage,Tandem,Titled,Underground**

Utilities and Features

Roof:  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Playground**

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

Kitchen Appl: **See Remarks**  
 Int Feat: **Kitchen Island,Open Floorplan,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`11" x 7`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`5" x 11`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`5" x 14`2"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`9" x 18`2"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`10" x 9`10"</b>	<b>Laundry</b>	<b>Main</b>	<b>7`10" x 4`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`1" x 16`7"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9`11" x 4`10"</b>

Legal/Tax/Financial

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

Fee Freq:  
**Monthly**

Legal Desc: **0728880**

Remarks

Pub Rmks: **2 bedroom + 2 bathroom, GROUND LEVEL condo, welcome to 136C Sandpiper Road. Favourable parking & storage located in the heated underground parkade; tandem title stalls & storage unit all located in one convenient location. This building is well managed by 2020 Management. Amenities to the Peaks buildings are a gym, recreation room, + underground car wash, + a playground on site. Quick access to beautiful Birchwood Trail System. + walking distance to groceries, restaurants, & entertainment. Unit being sold fully furnished, perfect for an investor or someone just starting out in YMM. Call to view today!**

Inclusions: **Window Covers, Fridge, Stove, OTR Microwave, Dishwasher, Washer, Dryer, Air Conditioner, building Fob.**  
Property Listed By: **COLDWELL BANKER UNITED**

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













