

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: **2008**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **1,077**
 Lot Shape: **1,077**

DOM

41
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: **Forced Air**
 Heating: **Forced Air**
 Sewer: **Playground**
 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
Kitchen	Main	9`11" x 7`8"	Dining Room	Main	12`5" x 11`6"
Living Room	Main	12`5" x 14`2"	Bedroom - Primary	Main	10`9" x 18`2"
4pc Ensuite bath	Main	4`10" x 9`10"	Laundry	Main	7`10" x 4`4"
Bedroom - Primary	Main	10`1" x 16`7"	4pc Ensuite bath	Main	9`11" x 4`10"

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







