



THE
A-TEAM

**RE/MAX
FIRST**

136C SANDPIPER Road #210, Fort McMurray T9K 0J7

MLS®#: **A2173372** Area: **Eagle Ridge** Listing **10/17/24** List Price: **\$149,900**
 Status: **Active** County: **Wood Buffalo** Date: Change: **-\$10k, 12-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Fort McMurray**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **686**
 Low Sqft:
 Ttl Sqft: **686**

Access:
 Lot Feat:
 Park Feat: **Garage Door Opener,Secured,Stall,Underground**

DOM

35
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt/Gravel,Flat** Construction: **Concrete**
 Heating: **Baseboard** Flooring: **Carpet,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Balcony,BBQ gas line** Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Kitchen Island,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`5" x 4`11"	Bedroom - Primary	Main	11`0" x 14`11"
Dining Room	Main	11`2" x 7`7"	Kitchen	Main	11`2" x 9`10"
Living Room	Main	10`10" x 16`0"	Walk-In Closet	Main	7`3" x 7`8"

Legal/Tax/Financial

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

Monthly

Legal Desc: 0728880

Remarks

Pub Rmks: **Affordable Living at its finest! Enjoy low maintenance living in this 1 bedroom, 1 bedroom condo unit situated in a concrete building, that offers fantastic amenities including: an underground parking stall, storage unit, exercise facility, playground, extensive fob access limited to the main entry way and floor-specific entry only, and even a car wash! Inside this unit, you'll find an open concept floor plan, with modern white kitchen cabinetry and a large eatup island. The spacious living room leads directly to a covered balcony equipped with a built-in gas hookup. Large windows fill the space with natural light, and the in-suite stackable laundry adds extra convenience. The spacious bedroom boasts a walk-through closet that connects to a Jack and Jill-style ensuite, offering easy access from both the bedroom and main living area. Don't miss out on this incredible opportunity—call today to schedule your viewing!**

Inclusions: **Refrigerator, Stove, Dishwasher, Washer Dryer Stacked, OTR Microwave, All Existing Window Coverings, Fob (x2), BBQ**

Property Listed By: **EXP REALTY**

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



