



THE A-TEAM

RE/MAX FIRST

136B SANDPIPER Road #409, Fort McMurray T9K 0J7

MLS#: A2175884 Area: Eagle Ridge Listing Date: 10/28/24 List Price: \$214,900
Status: Active County: Wood Buffalo Change: None Association: Fort McMurray



General Information

Prop Type: Residential Apartment Sub Type: Fort McMurray Year Built: 2008
Finished Floor Area: 1,088
Low Sqft: 1,088
Ttl Sqft: 1,088

DOM: 66
Layout: 2 (2) Beds, 2.0 (2 0) Baths
Style: Apartment
Parking: 2 Ttl Park, Garage Sz:

Access: Lot Feat: Park Feat: Parkade, Stall, Underground

Utilities and Features

Roof: Baseboard Heating: Baseboard Sewer: Balcony Ext Feat: Balcony
Construction: Brick, Concrete, Stucco
Flooring: Carpet, Linoleum
Water Source: Fnd/Bsmt:
Kitchen Appl: Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer
Int Feat: Kitchen Island, Laminate Counters, See Remarks, Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Bathroom, Bedroom, Foyer, Laundry, and Bedroom - Primary.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$717

Fee Simple

R5

Fee Freq:

Monthly

Legal Desc: 0728880

Remarks

Pub Rmks: **TOP FLOOR! Introducing 409-136B Sandpiper Rd! This top floor east facing 2-bedroom , 2 bathroom condo has an open concept kitchen, dining and living room. The large primary bedroom 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. 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. Offers a secure underground tandem parking (#356). Condo fees include professional management, exterior maintenance and snow removal, reserve fund contributions, sewer, water, heat, garbage pickup and building insurance. Conveniently located within walking distance to Stoney Creek Village and Eagle Ridge Commons, this condo is perfect for commuters. Don't miss out on this fantastic opportunity!**

Inclusions: **Fridge, stove, dishwasher, washer, dryer, most furnishing neg**
Property Listed By: **RE/MAX FORT MCMURRAY**

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





