



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**136D SANDPIPER Road #510, Fort McMurray T9K 0J7**

MLS® #: **A2182694**      Area: **Eagle Ridge**      Listing Date: **12/16/24**      List Price: **\$159,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **+\$10k, 18-Dec**      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: **685**  
 Low Sqft:  
 Ttl Sqft: **685**

DOM  
**5**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking  
 Ttl Park: **1**  
 Garage Sz:

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

Utilities and Features

Roof:  
 Heating: **Baseboard, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Concrete**  
 Flooring: **Carpet, Linoleum**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
 Int Feat: **Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`1" x 4`11"	Bedroom	Main	10`11" x 14`11"
Dining Room	Main	11`4" x 8`1"	Kitchen	Main	11`4" x 9`2"
Living Room	Main	10`11" x 16`2"	Walk-In Closet	Main	7`4" x 16`2"

Legal/Tax/Financial

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

Monthly

Legal Desc: 0728880

Remarks

Pub Rmks: **Affordable Living in a Prime Location! Step into this open concept, 1-bedroom 1 bathroom condo offering convenience and unbeatable value. Nestled in a well-maintained concrete building, this unit is perfect for those seeking a low-maintenance lifestyle with a great walk-score to bus stops, restaurants, grocery store, walking trails and much more! Enjoy secure underground parking, a private storage unit, a fully equipped fitness facility, and a car wash for added convenience. Enhanced security features include fob-restricted floor-specific access and controlled main entry. Inside this functionally laid out unit, you'll be impressed with the spacious eat-up island, storage space, the large windows which flood the space with natural light while the in-suite stackable laundry offers an added touch of convenience! The living room flows seamlessly onto a covered balcony with a built-in gas hookup, perfect for year-round grilling. The generously sized bedroom features a walk-through closet leading to a stylish Jack-and-Jill ensuite, providing convenient access from both the bedroom and main living space. Call to book your viewing today!**

Inclusions: **Refrigerator, Stove, Dishwasher, OTR Microwave, Stacked Washer Dryer, All Existing Window Coverings, Fob, Garage Door Opener, Mail Key**  
Property Listed By: **EXP REALTY**

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



