



THE
A-TEAM

**RE/MAX
FIRST**

136B SANDPIPER Road #412, Fort McMurray t9k0j7

MLS®#: **A2185824** Area: **Eagle Ridge** Listing Date: **01/07/25** List Price: **\$244,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** 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: **1,087**
 Low Sqft:
 Ttl Sqft: **1,087**

DOM

13
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade**

Utilities and Features

Roof:
 Heating: **Radiant**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete**
 Flooring: **Carpet, Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer**
 Int Feat: **Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Main	5`2" x 10`1"	4pc Ensuite bath	Main	10`1" x 5`0"
Bedroom	Main	10`11" x 18`3"	Dining Room	Main	16`5" x 11`7"
Kitchen	Main	9`10" x 7`10"	Laundry	Main	8`0" x 4`5"
Living Room	Main	12`5" x 13`6"	Bedroom - Primary	Main	10`3" x 16`7"

Legal/Tax/Financial

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

Fee Freq:
Monthly

Legal Desc: **0728880**

Remarks

Pub Rmks: **Welcome to this stylish top-floor 2-bedroom condo in the highly sought-after Peaks complex, located in the heart of Timberlea! This beautifully UPGRADED unit offers a contemporary lifestyle with its modern white kitchen cabinets, upgraded white QUARTZ countertops, and durable LVP flooring in the main living areas. The added bonus of being on the top floor means no upstairs neighbors and stunning views! Enjoy the convenience of in-suite laundry and the peace of mind that comes with a full concrete building. Included with this unit is a tandem parking stall and a private storage locker, making storage and parking a breeze. The Peaks also boasts impressive amenities, including an underground car and truck wash, a games room for entertaining, and a fully equipped gym for your active lifestyle. Don't miss your chance to own this move-in-ready top-floor condo in a prime location! Whether you're downsizing, investing, or looking for your first property, this property checks all the boxes. Schedule your private tour today!**

Inclusions: **N/A**
Property Listed By: **EXP REALTY**

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





