



THE
A-TEAM

**RE/MAX
FIRST**

136A SANDPIPER Road #117, Fort McMurray T9K 0J7

MLS® #: **A2186009** Area: **Eagle Ridge** Listing Date: **01/09/25** List Price: **\$119,900**
 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: **2007**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **490**
 Low Sqft:
 Ttl Sqft: **490**

DOM

11
Layout
 Beds: **0**
 Baths: **1.0 (1 0)**
 Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Baseboard,Boiler**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete**
 Flooring: **Carpet,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
 Int Feat: **Laminate Counters,Open Floorplan,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	28`2" x 15`10"	Dining Room	Main	54`2" x 19`8"
Kitchen	Main	41`7" x 26`10"	Living Room	Main	54`2" x 28`5"

Legal/Tax/Financial

Condo Fee: **\$371** Title: **Fee Simple** Zoning: **R5**
 Fee Freq:

Legal Desc:

0728880

Monthly

Remarks

Pub Rmks: **Welcome to 117-136A Sandpiper Road: The most affordable unit available in this complex, this bachelor apartment offers a low maintenance place to call your own or a great investment for anyone looking to add to their portfolio with an underground parking and storage unit included. The layout is open and bright featuring a well appointed kitchen, large windows, a spacious storage closet and four piece bathroom. The balcony offers a space for seating to enjoy the warmer months in with direct access to the grounds offering a second entry to the unit, and the building itself is secure with a gym, car wash and playground on site. Laundry hookups are found within the suite and the bus stop and shopping are only steps from the front door of the building. Schedule a private tour today.**

Inclusions: **N/A**
Property Listed By: **The Agency North Central Alberta**

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





