



THE
A-TEAM

**RE/MAX
FIRST**

136C SANDPIPER Road #217, Fort McMurray T9K0J7

MLS®#: **A2193812** Area: **Eagle Ridge** Listing Date: **02/09/25** List Price: **\$159,900**
 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: **691**
 Low Sqft:
 Ttl Sqft: **691**

DOM

13
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Parkade,Stall,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **See Remarks**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **Open Floorplan,See Remarks**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|-------------|----------------------|-----------------------|-------------|------------------------|
| 4pc Bathroom | Main | 8`3" x 4`11" | Living Room | Main | 10`11" x 15`11" |
| Kitchen | Main | 8`1" x 8`4" | Walk-In Closet | Main | 7`6" x 7`9" |
| Dining Room | Main | 11`1" x 11`2" | Bedroom | Main | 11`1" x 15`0" |

Legal/Tax/Financial

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

Fee Freq:
Monthly

Legal Desc: **0728880**

Remarks

Pub Rmks: **LIVE IN EAGLE RIDGE! Imagine your very own hide away - Home away from Home! Calling all commuters, roomers, empty nesters, and professional couples! WHY RENT WHEN YOU CAN OWN This beautiful spacious 1 bedroom, 1 bath condo in the PEAKS of Eagle Ridge; is PERFECT one for you! Nestled near shopping, landmark movie theatre and all the comforts of home. So many things to FALL IN LOVE with this unit especially the UNDERGROUND HEATED PARKING Stall which also has a STORAGE Unit! This is one place you will definitely want to call this place your home. The kitchen boasts lots of cabinets for storage, an island with pendent lighting above, overlooking your OPEN CONCEPT floor plan which is great for entertaining family and friends. The SPACIOUS one bedroom is the PERFECT Size with a walk through closet to your 4 pc bathroom which also has direct access from the common area as well as acts like an ensuite bathroom. . Hang out and enjoy your favorite drink with direct access from the living room to your balcony deck that features a gas barbeque hook-up. This awesome condo apartment comes with one under ground parking stall, all this nestled in a concrete construction building that has car wash amenities, gym, playground, visitors parking, secure building with elevators and cameras and lobbies on each floor! Don't miss out on this one! Call now to view!**

Inclusions: **white fridge, stove, dishwasher, stackable washer/dryer, ' as is' ,all window blinds, 1 titled underground parking stall 668 with storage unit in front of stall**

Property Listed By: **RE/MAX Connect**

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





