



THE
A-TEAM

**RE/MAX
FIRST**

136A SANDPIPER Road #304, Fort McMurray T9K 0J7

MLS® #: **A2198688** Area: **Eagle Ridge** Listing Date: **03/06/25** List Price: **\$249,900**
 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: **1,032**
 Low Sqft:
 Ttl Sqft: **1,032**

DOM
5
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Off Street, Parkade, Stall, Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Other**

 Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer**
 Int Feat: **Kitchen Island**
 Utilities:

Construction: **Brick, Concrete, Stucco**
 Flooring: **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Main	8`8" x 5`0"	4pc Bathroom	Main	5`0" x 8`8"
Bedroom	Main	12`4" x 12`5"	Dining Room	Main	13`9" x 7`5"
Foyer	Main	10`0" x 8`3"	Kitchen	Main	9`3" x 8`2"
Living Room	Main	15`2" x 19`0"	Bedroom - Primary	Main	11`6" x 16`4"

Legal/Tax/Financial

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

Fee Freq:
Monthly

Legal Desc: **0728880**

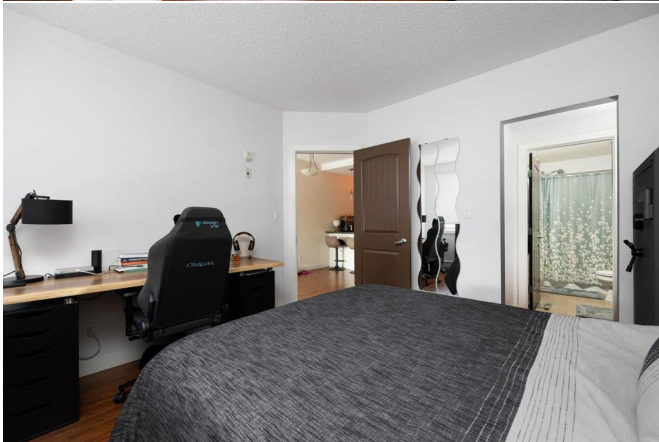
Remarks

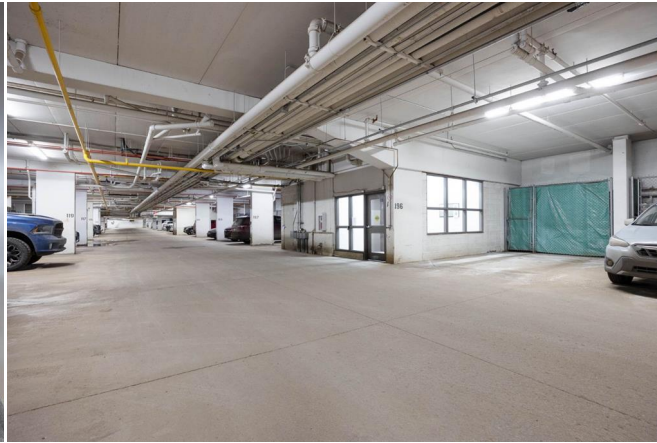
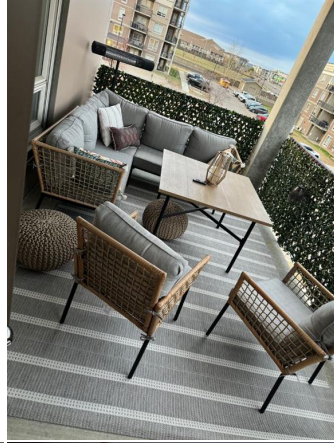
Pub Rmks: **CORNER UNIT! 2 SEPARATE PARKING STALLS! This spacious 1,032 SQ.FT 3rd floor condo offers a bright and open concept kitchen with rich cabinets and large island that overlooks the living and dining room. Enjoy not one, but two private balconies! The large primary bedroom has a large walk in closet with custom organizers, its own private balcony and a full 4PC ensuite. 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. A second balcony is located just off the living room and has natural gas hook ups. The unit has been upgraded with laminate flooring and custom blinds. Say goodbye to shuffling vehicles—this condo comes with two parking stalls: one secure, heated underground stall (#119) with a storage locker and one energized surface stall (#242). Located in a soundproof concrete construction complex, residents enjoy excellent security, air-conditioned hallways, a common-area workout room, a car wash bay in the underground parkade, and an outdoor children's playground. Situated in the desirable Eagle Ridge community, this home is close to amenities, scenic trails, and bus routes. Plus, it's within walking distance of Stoney Creek Village—perfect for commuters! Condo fees include professional management, exterior maintenance and snow removal, reserve fund contributions, sewer, water, heat, garbage pickup and building insurance. Don't miss out on this opportunity!**

Inclusions: **Stove, Fridge, Dishwasher, Washer, Dryer, All window blinds**
Property Listed By: **RE/MAX Connect**

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









24'