



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**136D SANDPIPER Road #405, Fort McMurray T9K 0J7**

MLS® #: **A2203399**

Area: **Eagle Ridge**

Listing Date: **03/18/25**

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: **2008**

Finished Floor Area

Abv Sqft: **1,168**

Low Sqft:

Ttl Sqft: **1,168**

DOM

**13**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Tandem,Underground**

Utilities and Features

Roof: **Flat**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

**Concrete**

Flooring:

**Carpet,Linoleum**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer**

Int Feat:

**Kitchen Island,No Animal Home,No Smoking Home,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`8" x 5`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 9`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>18`3" x 11`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`9" x 13`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`4" x 13`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`11" x 10`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`8" x 15`8"</b>			

Legal/Tax/Financial

Condo Fee:

**\$791**

Title:

**Fee Simple**

Zoning:

**R5**

Fee Freq:  
**Monthly**

Legal Desc: **0728880**

Remarks

Pub Rmks: **CORNER UNIT! 2 SOUTH/WEST FACING BALCONIES! Welcome to 136D Sandpiper Road #405. Located on the 4th floor this 2 bedroom/2 bathroom unit offers one of the biggest floor plans the Peaks buildings have to offer. Walking into this unit you are greeted by a large foyer which leads you to the open concept layout which offers a large kitchen that comes with a pantry, kitchen island, and plenty cabinet and counter top space. The kitchen looks onto the dining area along with the living room which gives access to one of two great sized balconies. The primary bedroom boasts a large walk in closet and a 4 PCE en suite bathroom, and comes with its own balcony. The spare bedroom sits on the opposite side of the unit and has its own walk in closet. Last but not least this unit comes with a UNDERGROUND HEATED titled tandem parking stall (#803) where you will also find access to a storage cage. Other features include CENTRAL AIR, in suite laundry, gas line to patio for bbq, CONCRETE SOUND PROOF BUILDING, access to fitness room, underground car wash bay and much more. This unit is close to amenities, park space & bus routes, call now for your personal showing.**

Inclusions:  
Property Listed By: **Fridge, Stove, Dishwasher, Microwave, Washer/dryer, a/c unit, 2 keys, 2 fobs**  
**ROYAL LEPAGE BENCHMARK**

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









