



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**136A SANDPIPER Road #111, Fort McMurray T9K 0J7**

MLS® #: **A2210245**

Area: **Eagle Ridge**

Listing Date: **04/28/25**

List Price: **\$165,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 11-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Apartment**

City/Town:

**Fort McMurray**

Year Built:

**2007**

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

**693**

Low Sqft:

Ttl Sqft:

**693**

DOM

**70**

Layout

Beds:

**1 (1 )**

Baths:

**1.0 (1 0)**

Style:

**Apartment-Single  
Level Unit**

Parking

Ttl Park:

**1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Off Street,Parkade,Stall,Underground**

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **None**

Construction:

**Brick,Concrete,Stucco**

Flooring:

**Vinyl Plank**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Wall/Window Air Conditioner,Washer**

Int Feat:

**Open Floorplan,See Remarks**

Utilities:

Room Information

Room

**4pc Bathroom**

**Living Room**

**Dining Room**

Level

**Main**

**Main**

**Main**

Dimensions

**8`0" x 5`0"**

**11`1" x 16`10"**

**11`0" x 8`0"**

Room

**Bedroom - Primary**

**Kitchen**

**Walk-In Closet**

Level

**Main**

**Main**

**Main**

Dimensions

**10`9" x 14`11"**

**11`1" x 10`5"**

**7`8" x 8`0"**

Legal/Tax/Financial

Condo Fee:

**\$470**

Title:

**Fee Simple**

Fee Freq:

Zoning:

**R5**

**0728880**

## Monthly

Remarks

Pub Rmks: **UNDERGROUND PARKING!** Step into effortless living with this beautifully renovated ground-floor unit — fully updated and 100% move-in ready! Featuring durable, low-maintenance LVP flooring throughout (that's right — no carpet anywhere), this modern space is designed for your on-the-go lifestyle. Enjoy an open-concept layout where the sleek kitchen flows seamlessly into the dining and living areas, making it easy to entertain or just kick back and relax. You'll love the convenience of in-suite laundry, and the spacious primary bedroom with a bright window, a walk-through closet (complete with built-in organizers!), and access to the 4-piece bathroom. Additional highlights include air conditioning to keep you cool year-round, top-down bottom-up blinds for the perfect balance of light and privacy, trendy, neutral paint tones that suit any style and pet-friendly with direct outdoor access — no stairs, no elevator waits, just grab the leash and go! This condo comes with a parking heated underground stall (158) with a storage locker in the front of the stall . 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. This fully renovated, move-in-ready condo is a must-see! Don't miss your chance to call it home—schedule your private viewing today!This is modern, low-hassle living at its best — whether you're working from home, commuting, or just living your best life. Quick possession available — just move in and make it yours!

Inclusions: **Fridge, stove, dishwasher, OTR microwave, washer, dryer, ac unit**

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

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







