



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**136C SANDPIPER Road #205, Fort McMurray T9K 0J7**

MLS® #: **A2210877**

Area: **Eagle Ridge**

Listing Date: **04/10/25**

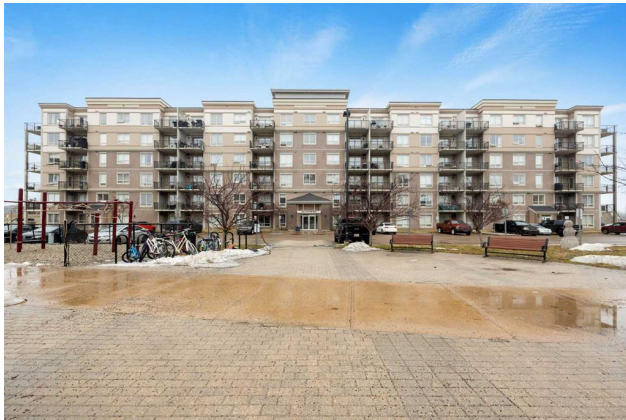
List Price: **\$249,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Apartment**

City/Town:

**Fort McMurray**

Year Built:

**2008**

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,171**

Low Sqft:

Ttl Sqft:

**1,171**

DOM

**9**

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:

**Parkade,Tandem**

Utilities and Features

Roof: **See Remarks**

Heating: **Hot Water,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

**See Remarks**

Flooring:

**Carpet,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**Elevator,High Ceilings,Kitchen Island,Open Floorplan**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee:  
**\$791**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R5**

Legal Desc: **0728880**

## Remarks

Pub Rmks:	<b>LIVING AT THE PEAKS OF EAGLE RIDGE! Welcome to modern and convenient living at its finest! This 2-bedroom, 2-bathroom condo, part of the coveted Eagle Ridge community, is now available with tenants in place for the savvy buyer! This residence offers a prime location with close proximity to amenities, parks, schools and convenient bus routes. With a spacious 1,171 square feet of living space, this condo features a contemporary floor plan and color scheme that exudes style and sophistication. As you step inside, you'll be greeted by solid core wood entry doors, creating a sense of elegance and security. The high ceilings add an open and airy ambiance to the living spaces. This condo boasts a plethora of must-have features, including in-suite laundry, sleek chrome fixtures, Decora switches for modern convenience, and is pet-friendly! The kitchen is a chef's dream, offering ample cupboard space, stainless steel appliances by Whirlpool, providing both functionality and style. The Primary bedroom is a true retreat, complete with its own separate patio area, perfect for enjoying your favorite beverage or just enjoying the outdoors! Parking is a awesome with heated underground parking that comes with secure access, accommodating vehicles of various sizes with its 7' ceiling clearance and even featuring a convenient car wash bay. Additional storage is available in a dedicated storage locker. This condo building is constructed with precision using precast concrete, ensuring exceptional soundproofing with concrete floors both externally and internally. Architectural detailing adds a touch of elegance, while the large private concrete patios with natural gas hookups and aluminum railings offer a space for outdoor relaxation and entertaining. Don't miss this opportunity to make Eagle Ridge - The Peaks your new home. Condo fees are approximately \$790.75 per month and include heat, hot water, insurance for the complex, maintenance for the common property. CALL NOW TO VIEW!</b>
Inclusions: Property Listed By:	<b>fridge, stove, dishwasher, washer, dryer, all window binds RE/MAX Connect</b>

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









