



THE
A-TEAM

**RE/MAX
FIRST**

136C SANDPIPER Road #407, Fort McMurray T9K 0J7

MLS® #: **A2216444**

Area: **Eagle Ridge**

Listing Date: **04/30/25**

List Price: **\$259,888**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Fort McMurray
2008**

City/Town:
Year Built:
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,078**
Low Sqft:
Ttl Sqft: **1,078**

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:

**Garage Door Opener,Heated Garage,Insulated,Owned,Parkade,Paved,Secured,See
Remarks,Stall,Tandem,Titled,Underground**

Utilities and Features

Roof: **Asphalt**
Heating: **Baseboard,Boiler,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Courtyard,Storage**

Construction:
Concrete
Flooring:
Carpet,Linoleum,Vinyl Plank
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Microwave,Oven,Stove(s),Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,High Ceilings**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		
Condo Fee:		Title:		Zoning:	
\$717		Fee Simple		R5	
		Fee Freq:			
		Monthly			
Legal Desc:	0728880				
Remarks					

Pub Rmks:

FRESHLY PAINTED, NEW LUXURY LAMINATE FLOORS AND CARPETS, 2 BEDROOM, 2 BATHROOM CONDO IN A CONCRETE SOUNDPROOF AND FULLY SECURED BUILDING WITH 2 UNDERGROUND HEATED PARKING STALLS AND STORAGE UNIT. Welcome to The Peaks in Eagle Ridge. This vibrant location offers a community with schools, shopping plaza, Landmark Cinema, walking trails, and more. This north-facing move-in-ready executive condo is nestled on the 4th floor of an extremely well-maintained building featuring a welcoming foyer, on-site gym cardio center, and weight room, children's park, picnic area, and even an on-site car wash for your use and convenience. Step inside this bright and functional condo featuring 9 ft ceilings, large windows, and an inviting open concept. This space offers fresh paint, an excellent kitchen space with an eat-up breakfast bar, large island, great storage, and built-in appliances. This kitchen overlooks the dining room and large living room with new luxury laminate flooring. The living room is surrounded by windows and a garden door leading to your private balcony with a gas BBQ hookup and a space where you receive sunlight all day. This home continues with 2 generously sized bedrooms, each with a walk-in closet and new super soft carpets. The Primary bedroom features a full 4 pc ensuite. To complete this living space, you have an additional 4 pc bathroom, large coat closet, and in-suite laundry and storage area. Additional features of this fully secured building on a fob system are the 2 underground and heated parking stalls, and a caged storage unit. The seller says they love the home and living in The Peaks of Eagle Ridge. Call today for your opportunity to view this condo where pride of ownership shines through. Condo fees include Heat, water, sewer, building insurance and for added peace of mind the complex is professionally managed. fridge, stove, dishwasher, washer, dryer, all window blinds, 2 underground titled parking stalls one title storage unit
COLDWELL BANKER UNITED

Inclusions:

Property Listed By:

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









