



THE
A-TEAM

**RE/MAX
FIRST**

136D SANDPIPER Road #305, Fort McMurray T9K 0J7

MLS® #: **A2227030**

Area: **Eagle Ridge**

Listing Date: **06/04/25**

List Price: **\$260,000**

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:

1,167

Low Sqft:

Ttl Sqft:

1,167

DOM

2

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,Stall,Titled,Underground

Utilities and Features

Roof:

Heating: **Baseboard,Boiler**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Laminate Counters,No Smoking Home,Open Floorplan,Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

4pc Bathroom

Bedroom

Kitchen

Bedroom - Primary

Level

Main

Main

Main

Second

Dimensions

9`9" x 4`9"

17`11" x 11`2"

9`10" x 9`0"

16`9" x 15`8"

Room

4pc Ensuite bath

Dining Room

Living Room

Level

Main

Main

Main

Dimensions

4`10" x 9`3"

13`4" x 11`8"

17`9" x 10`6"

Legal/Tax/Financial

Condo Fee:

\$791

Title:

Fee Simple

Zoning:

R5

Legal Desc:	0728880	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to 305-136D Sandpiper Road at The Peaks. This beautifully maintained corner suite offers spacious living with a no-maintenance lifestyle, perfect for those seeking both comfort and convenience. Located in the highly sought-after concrete Eagle Ridge buildings, known for their quiet setting and reputation for being clean and secure, this unit offers peaceful views of the pond that can be enjoyed from your private balcony — a perfect place to relax and unwind. As you step inside, you are welcomed by a bright and open concept layout featuring 9-foot ceilings and expansive windows that flood the space with natural light. This two-bedroom, two-bathroom home boasts a functional kitchen equipped with stainless steel appliances, an eat-up island with updated pendant lights, and a seamless flow into the adjacent dining and living areas. From the living room, patio doors lead out to a second private balcony with a natural gas hookup, ideal for outdoor cooking and enjoying the fresh air. The primary bedroom is impressively sized, easily accommodating a king bed and dressers, and features a walk-through closet that leads to a full private ensuite bathroom. A unique bonus is the private balcony off the primary suite, which also overlooks the tree line and offers a tranquil retreat. On the opposite side of the unit, the second bedroom enjoys generous dimensions and includes its own walk-through closet that connects to the second full bathroom, conveniently accessible from the main living area for guests or shared use. The heated and secure underground parking includes one stall, with a private storage locker directly behind and one above ground parking spot. Additional highlights include in-suite laundry, fresh paint throughout, and an unbeatable location close to bus stops, grocery stores, Eagle Ridge Commons, and Stone Creek Plaza. Residents also enjoy access to building amenities such as a fitness centre, games room, car wash bay, and on-site management. Move-in ready and offering the perfect balance of style, functionality, and location — schedule your private tour today.</p>		
Inclusions:	N/A		
Property Listed By:	The Agency North Central Alberta		

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





