

# \$249,900 - 405, 136d Sandpiper Road, Fort McMurray

MLS® #A2203399

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,168 sqft  
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

**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.

Built in 2008

## Essential Information

MLS® #                      A2203399



|                |                   |
|----------------|-------------------|
| Price          | \$249,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,168             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 405, 136d Sandpiper Road |
| Subdivision | Eagle Ridge              |
| City        | Fort McMurray            |
| County      | Wood Buffalo             |
| Province    | Alberta                  |
| Postal Code | T9K 0J7                  |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Fitness Center, Parking, Secured Parking, Visitor Parking |
| Parking Spaces | 2   |
| Parking        | Underground, Tandem                                       |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer  |
| Heating           | Baseboard  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| # of Stories      | 6  |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof              | Flat                  |
| Construction      | Concrete              |

## **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 14               |
| Zoning         | R5               |

## **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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