

# \$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	Secured Parking, Visitor Parking, Fitness Center, Parking
Parking Spaces	2
Parking	Tandem, Underground

### 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	30
Zoning	R5

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.