

1-833-477-6687 aloha@grassrootsrealty.ca

409, 136D Sandpiper Road Fort McMurray, Alberta

MLS # A2245492



\$229,900

Division: Eagle Ridge Residential/High Rise (5+ stories) Type: Style: Apartment-Single Level Unit 1,067 sq.ft. Size: Age: 2008 (17 yrs old) **Beds:** Baths: Garage: Enclosed, Garage Door Opener, Heated Garage, Secured, Titled, Underground Lot Size: Lot Feat:

Heating: Water: Baseboard Floors: Sewer: Laminate Roof: Condo Fee: \$717 **Basement:** LLD: Exterior: Zoning: Concrete R5 Foundation: **Utilities:**

Features: See Remarks

Inclusions: Fridge, stove, OTR microwave, dishwasher, washer and dryer, 2 fobs, garage door opener

Welcome to the heart of Eagle Ridge, one of Fort McMurray's most vibrant and community-focused neighbourhoods! This beautifully updated 2-bedroom, 2-full bathroom condo features fresh paint and stylish new flooring throughout, creating a modern and welcoming atmosphere. The functional layout includes in-suite laundry and a south-facing balcony with a gas BBQ hookup, perfect for enjoying sunny days and evening grilling. This unit also comes with two titled parking stalls. One in the heated underground parkade (complete with a car wash bay) and the other a powered surface stall for added convenience. The building also offers excellent amenities including a fully equipped gym and a stylish rec room for hosting friends and family. Just steps from scenic walking trails, top-rated schools, cozy cafes, restaurants, and Eagle Ridge Commons, this condo is ideal for first-time buyers, downsizers, or investors looking to join a vibrant, well-connected community.