



GRASSROOTS
REALTY GROUP

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409, 136D Sandpiper Road
Fort McMurray, Alberta

MLS # A2245492



\$245,000

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,067 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Garage Door Opener, Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 717
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	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.