



GRASSROOTS
REALTY GROUP

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**102, 136C Sandpiper Road
Fort McMurray, Alberta**

MLS # A2251541



\$125,000

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	492 sq.ft.	Age:	2008 (17 yrs old)
Beds:	-	Baths:	1
Garage:	Off Street, Outside, Plug-In, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	Built-in Features

Water:	-
Sewer:	-
Condo Fee:	\$ 371
LLD:	-
Zoning:	R5
Utilities:	-

Inclusions: All inclusions are in AS IS condition. Fridge, stove, dishwasher, microwave, tv, tv mount, murphy bed, 2 chairs, wall mounted desk, stacked washer & dryer, small couch, media cabinet, BBQ, AC unit, window coverings.

Welcome to 102–136C Sandpiper Rd in The Peaks of Eagle Ridge, a bright and turnkey studio apartment offering exceptional value for first-time buyers, commuters, or investors. This inviting home combines comfort, convenience, and affordability with an open, light-filled layout that includes a functional kitchen, a four-piece bathroom, and a generous in-suite storage area. Fully furnished with everything you see, including a space-saving murphy bed, tv and even dishes, the suite has central AC and is truly move-in ready. Step outside to enjoy your private ground-floor patio with a gas BBQ, or take advantage of the building’s many amenities, including a games room, car wash bay, and playground. For added convenience, the property includes an above-ground, titled parking stall (#679) and a secure underground storage unit (#441), plus your own in-suite laundry. Located within walking distance to the StoneyCreek Plaza and the Commons at Eagle Ridge, and public transit just steps away, the location can’t be beat. Condo fees are \$370.66 per month.