

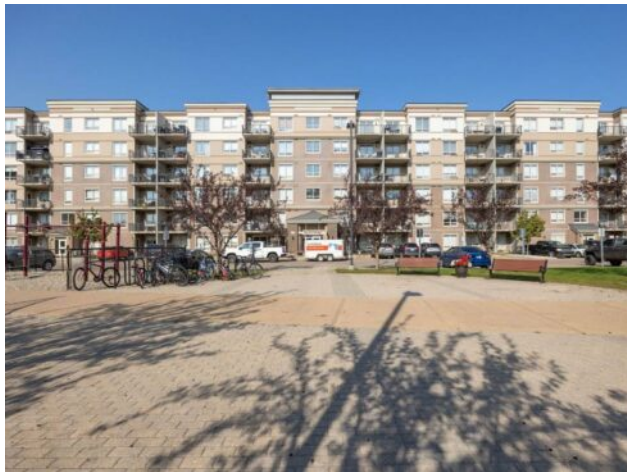


**GRASSROOTS**  
REALTY GROUP

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406, 136C Sandpiper Road  
Fort McMurray, Alberta

MLS # A2257269



**\$239,900**

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,093 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 717
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	R5
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, OTR microwave, all window coverings.

Welcome to 406-136 C Sandpiper! Move-in ready and freshly updated with new flooring and paint, this stylish 2-bedroom, 2-bath condo offers 1,093 SQ.FT of modern living space in one of Fort McMurray's most desirable neighborhoods. The open-concept kitchen features rich dark cabinetry, newer appliances, and a large island that flows seamlessly into the living and dining areas—perfect for entertaining or working from home. Natural light fills the space, and on clear nights you'll even enjoy front-row views of the Northern Lights right from your balcony. Both bedrooms come with walk-through closets for plenty of storage. The primary bedroom includes a private ensuite, while the second bedroom has direct access to the main bath—ideal for roommates, guests, or a home office setup. Convenience is everywhere with a storage room with in-suite laundry, and a tandem heated underground parking stall with an extra storage locker in the front. The building is designed with lifestyle in mind: soundproof concrete construction, a fitness room, car wash bay, secure heated parkade, and even A/C in the hallways for comfort. Outside, enjoy walking trails, green spaces, and nearby shops, restaurants, and transit. Condo fees cover almost everything—heat, water, sewer, garbage, snow removal, exterior maintenance, building insurance, and more—making budgeting simple. With quick possession available, this is your chance to own a stylish condo in a vibrant community.