



GRASSROOTS
REALTY GROUP

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302, 136C SANDPIPER ROAD
Fort McMurray, Alberta

MLS # A2261057



\$219,900

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,083 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, See Remarks, Tandem, Titled, Underg		
Lot Size:	-		
Lot Feat:	-		

Heating: Hot Water, Natural Gas, Radiant

Floors: Carpet

Roof: -

Basement: -

Exterior: See Remarks

Foundation: -

Features: No Smoking Home, Open Floorplan, See Remarks, Storage

Water: -

Sewer: -

Condo Fee: \$ 717

LLD: -

Zoning: R5

Utilities: -

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER/DRYER, GARAGE DOOR REMOTE FOR UNDERGROUND PARKING, WINDOW BLINDS

302-136C Sandpiper Road! 2 bedroom 2 Bath 3rd floor condo apartment in a prime location in Timberlea close to all amenities and work & public bus stops and comes with a underground tandem parking stall as well and in suite laundry. This unit is vacant and ready for quick possession and is well kept! This building is unique in Fort McMurray as they are concrete built and are very quiet and not wood frame construction. Each bedroom is on each side of the unit giving it a great layout and the primary bedroom has its own walk in closet. With the other bedroom having a walk through closet o the main bath. Finally you have your own private deck and Natural gas BBQ hooked up. Great Unit priced well to sell! Call today!