



GRASSROOTS
REALTY GROUP

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503, 136D Sandpiper Road
Fort McMurray, Alberta

MLS # A2262689



\$239,900

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,180 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Radiant	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 791
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R5
Foundation:	-	Utilities:	-
Features:	Laminate Counters, See Remarks		

Inclusions: As is where is upon possession

Welcome to 503-136D Sandpiper. This bright and inviting two-bedroom apartment offers a practical layout and a comfortable place to call home. Upon entry, you're greeted by a functional kitchen that opens to a spacious living room with access to your private balcony, a great spot to unwind or enjoy your morning coffee. The unit features two bedrooms, including a primary suite complete with a large four-piece ensuite bathroom. A separate four-piece main bathroom and in-suite laundry add everyday convenience. Located in a well-situated building close to shopping, quick highway access, and a playground right out front, this home offers comfort and practicality in a great location. No representations or warranties are made. Call today for your private viewing.