



GRASSROOTS
REALTY GROUP

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414, 136B Sandpiper Road
Fort McMurray, Alberta

MLS # A2264036



\$229,000

Division:	Eagle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,037 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 717
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R5
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to this TOP FLOOR 2-Bedroom Corner Unit in Eagle Ridge! This beautiful 2-bedroom, 2-bathroom unit offers exceptional privacy and natural light. Featuring two balconies, two parking stalls, and heated underground storage, this home is designed for comfort and convenience. Inside, enjoy stainless steel appliances including a newer dishwasher, in-suite laundry, air conditioning, and a spacious layout. The primary bedroom offers a private ensuite, while the second bedroom includes a walk-through closet with direct access to the main bath. Building amenities include a fitness center, playground and car wash bay. The building is secure with elevator access and controlled entry. Located in the desirable community of Eagle Ridge, you'll be steps from parks, walking trails, restaurants, shopping, and the Birchwood Trails. This property combines modern living with an unbeatable location!