



GRASSROOTS
REALTY GROUP

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**618, 136C Sandpiper Road
Fort McMurray, Alberta**

MLS # A2264678



\$125,000

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	536 sq.ft.	Age:	2008 (17 yrs old)
Beds:	-	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 395
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R5
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: STAND UP A/C UNIT

Welcome to 618–136C Sandpiper Road, a freshly updated top-floor unit offering comfort, convenience and incredible value in a highly walkable Eagle Ridge location. Painted from top to bottom in 2025, this suite feels bright, refreshed and move-in ready—an ideal option for first-time buyers, frequent travellers, or investors seeking a low-maintenance property. This bachelor-style layout is thoughtfully designed to maximize space, with an open living and sleeping area, a well-planned kitchen, and a full four-piece bathroom. Natural light fills the space thanks to large windows, and the top-floor position means added privacy and no footsteps above. In-suite laundry adds convenience, and a large storage closet creates practical functionality. Step outside to enjoy your private balcony - perfect for morning coffee or fresh air - and take advantage of the above-ground parking stall and underground storage unit included with the unit. The building is secure and well-maintained, offering excellent amenities including a fitness room, billiards room, library, on-site car wash bay and playground. Located just steps from restaurants, shopping, public transit and key amenities, this is an easy lifestyle in one of Fort McMurray’s most connected neighbourhoods.