



GRASSROOTS
REALTY GROUP

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605, 136A Sandpiper Road
Fort McMurray, Alberta

MLS # A2267931



\$292,000

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,188 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, See Remarks, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas, Radiant	Water:	Public
Floors:	Hardwood, Tile	Sewer:	Public Sewer
Roof:	-	Condo Fee:	\$ 791
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R5
Foundation:	-	Utilities:	High Speed Internet, See Remarks
Features:	Elevator, Laminate Counters, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, dishwasher, microwave, washer and dryer, custom blinds, Outdoor cast aluminum patio furniture and cushions. Furnishings negotiable

Experience the pinnacle of condo living in this stunning top-floor penthouse at The Peaks at Eagle Ridge. This rare and sought-after corner unit offers exceptional privacy, breathtaking panoramic views, and a refined, low-maintenance lifestyle in one of Fort McMurray's most desirable communities. With two spacious bedrooms, two bathrooms, and two private patios—one complete with elegant cast aluminum furnishings and a natural gas hookup—this home is thoughtfully designed for comfort, convenience, and elegance. Step into a bright and airy open-concept layout enhanced by elevated 9-foot ceilings that add a sense of grandeur and openness throughout. These ceilings not only increase the feeling of space but also allow for better light flow and airiness, making the home feel even more expansive and inviting. Expansive windows flood the interior with natural light and perfectly frame the sweeping views of the surrounding landscape. The modern galley-style kitchen features upgraded countertops, a stylish backsplash, newer appliances, pantry, and an eat-up breakfast bar—ideal for casual dining or entertaining. The generous primary bedroom includes a walk-through closet and a private ensuite, while the second bedroom offers ample space and direct access to the main bathroom, making it ideal for guests or a home office. In-suite laundry with an upgraded washer and dryer adds to the everyday convenience. Refined features throughout the unit include stunning engineered hardwood flooring, custom blinds, newer paint, updated lighting, and the recently installed Telus Fibre Optic service for high-speed internet. Enjoy year-round comfort with air conditioning and a gas BBQ hookup and step out onto either of the two private patios facing east and south to relax or entertain while taking in the

panoramic views. Built with concrete construction, the building offers superior soundproofing and enhanced peace of mind with secure access and restricted floor entry. Residents of The Peaks enjoy a wide range of amenities, including two fitness rooms, a social lounge, games room, children's playground, car wash bay in the underground parkade, pop up access from parkade to bus stops and is pet friendly. Comes with one secure underground parking stall with a storage locker # 206 and one conveniently located energized surface stall #229. Located just steps from the Birchwood Trails, serene ponds, walking paths, shopping, dining, schools and Landmark Cinemas, and quick connected access to Stoney Creek. This home seamlessly blends natural beauty with urban convenience. This exceptional penthouse is truly one of a kind—luxurious, private, and maintenance-free, with unmatched views and lifestyle amenities. Don't miss the opportunity to call this elevated retreat your home.