



**214, 136C Sandpiper Road  
Fort McMurray, Alberta**

**MLS # A2273344**

**\$239,900**



<b>Division:</b>	Eagle Ridge	
<b>Type:</b>	Residential/High Rise (5+ stories)	
<b>Style:</b>	Apartment-Single Level Unit	
<b>Size:</b>	1,017 sq.ft.	<b>Age:</b> 2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 2
<b>Garage:</b>	Underground	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	Baseboard
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Flat Torch Membrane
<b>Basement:</b>	-
<b>Exterior:</b>	Concrete
<b>Foundation:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 717
<b>LLD:</b>	-
<b>Zoning:</b>	R5
<b>Utilities:</b>	-

**Inclusions:** fridge, stove, dishwasher, washer, dryer, air conditioner, window coverings

Lucky two's are in your favour here. You get a second floor unit with two balconies, two bedrooms, two bathrooms and two underground tandem parking stalls. Welcome to The Peaks at Eagle Ridge, where life stays simple and the little perks add up fast. The updated flooring gives the whole place a fresh feel. The bedrooms have new carpet that is soft underfoot and the living and dining areas have laminate that is easy to keep clean. Both balconies offer space to sip coffee, read or catch a bit of fresh air without leaving home. People love living here because the complex is cared for. It stays tidy, quiet and well run, which takes a lot of stress out of daily life. This works well for commuters, investors or anyone who likes to lock up and leave without thinking about outside upkeep. The blackout drapes make summer mornings easier and the air conditioner keeps the warm days from feeling too long. Condo fees are \$716.62 per month. Take a look at the 360 tour and the floor plans to get a full view of the layout. When you are done, you might find yourself saying yes to this address.