



**GRASSROOTS**  
REALTY GROUP

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212, 136A Sandpiper Road  
Fort McMurray, Alberta

MLS # A2274557

**\$245,000**



Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,148 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 692
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R5
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Stove, Fridge, Microwave, Dishwasher, Air Conditioner, Window Coverings, ALL EXISTING FURNITURE.

Welcome to The Peaks at Eagle Ridge &mdash; one of Fort McMurray's most sought-after concrete condo developments! This beautifully refreshed 2-BEDROOM, 2-BATHROOM, unit offers exceptional privacy and natural light throughout the day. Located on the 2nd floor, it features an open-concept layout that blends comfort and functionality for everyday living. Inside, you'll love the FRESH PAINT, BRAND NEW LUXURY VINYL PLANK FLOORING, stainless steel appliances, and air conditioning, creating a clean, modern feel the moment you walk in. The primary bedroom includes its own ensuite, while the second bedroom and full bathroom make this ideal for small families, roommates, or those working from home. This well-managed concrete building provides excellent soundproofing, security, and premium amenities including air-conditioned hallways, fitness rooms, a car wash bay in the heated underground parkade, and even an outdoor playground for children. The unit also comes with one titled UNDERGROUND HEATED PARKING STALL and assigned storage, ensuring comfort year-round. Condo fees cover professional management, exterior maintenance, snow removal, reserve fund contributions, heat, sewer, water, building insurance, and garbage pick-up. Perfectly situated in Eagle Ridge, you're just steps from walking trails, shopping, restaurants, bus routes, schools, parks, and more. Immediate possession available &mdash; don't miss your chance to own a sun-soaked, move-in-ready condo in one of Fort McMurray's best communities. Contact today for your private tour!