



**116, 136C Sandpiper Road  
Fort McMurray, Alberta**

**MLS # A2283525**



**\$125,000**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	550 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 371
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R5
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** fridge, stove, dishwasher, otr microwave, washer/dryer, a/c unit, existing furnishings

Welcome to 116&ndash;136C Sandpiper Road in The Peaks of Eagle Ridge &mdash; a turnkey studio apartment offering exceptional value for first-time buyers, commuters, or investors alike. This well-designed unit features an open-concept layout with a functional kitchen, four-piece bathroom, in-suite laundry, and a generous in-suite storage area for added convenience. Recent improvements include paint, vinyl plank flooring, and newer fridge, washer, dryer and toilet. Enjoy easy ground-level access to your private patio, complete with a gas line for BBQs, and direct access to your titled surface parking stall just outside your door &mdash; perfect for everyday living. With air conditioning unit included and solid concrete construction throughout the building, you&rsquo;ll appreciate year-round comfort and quiet living. The complex offers fantastic amenities including a fitness center, social room, games room, car wash bay, and playground. A titled secure underground storage unit and a titled above-ground titled parking stall are included. This unit is ideally located within walking distance to restaurants and amenities, StoneCreek Plaza, the Commons at Eagle Ridge, and public transit just steps away, this home truly combines affordability, lifestyle, and convenience. Condo fees of \$370.66/month include heat, water, garbage, property management, common area maintenance, reserve fund contributions, and building insurance. A move-in-ready opportunity in a prime location &mdash; don&rsquo;t miss it!