



**307, 136C Sandpiper Road
Fort McMurray, Alberta**

MLS # A2287471



\$234,500

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,077 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 717
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R5
Foundation:	-	Utilities:	-
Features:	Elevator, Laminate Counters		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All window coverings

Welcome to this beautifully maintained two-bedroom condo located in the highly sought-after community of Eagle Ridge. Positioned to overlook the surrounding homes, this unit offers an elevated outlook and scenic views. The open-concept layout seamlessly connects the kitchen, dining, and living areas, creating a bright and inviting space ideal for both everyday living and entertaining. The kitchen features a functional island with seating, perfect for casual meals or morning coffee. This home offers two spacious bedrooms and two full bathrooms, including a private ensuite off the primary bedroom. In-suite laundry with washer and dryer adds everyday convenience. Constructed as a concrete building, this condo provides excellent soundproofing and enhanced privacy. Additional highlights include underground heated parking, balcony, ensuring comfort and security year-round. An exceptional opportunity to enjoy low-maintenance living in one of Fort McMurray's most desirable neighbourhoods—close to amenities, trails, Movie theater, restaurants and all that Eagle Ridge has to offer.