



**515, 136D Sandpiper Road
Fort McMurray, Alberta**

MLS # A2289145



\$249,900

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,197 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 791
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R5
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 515-136D Sandpiper! This bright and spacious 2-bedroom, 2-bathroom condo PLUS den is located on the 5th floor of the secure concrete building "The Peaks". Offering a well-designed spacious floor plan, this condo provides the ultimate stress free comfortable living. Natural light fills the living area and leads to a sunny private balcony - perfect for morning coffee or relaxing evenings. The unit features newer carpet throughout (2023) and the added comfort of air conditioning installed in 2024, ensuring you stay cool all summer long. The versatile den offers the ideal space for a home office or additional storage. Enjoy the convenience of two parking stalls - one above ground and one in the heated underground parkade. Move-in ready and beautifully maintained, this home is ready for its new owners. Schedule your private showing today!