



107, 136D Sandpiper Road
Fort McMurray, Alberta

MLS # A2289295

\$229,900



Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,060 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	See Remarks, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 717
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R5
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, and Window Coverings.

Welcome to The Peaks in Eagle Ridge, where convenience, comfort, and smart design come together. 136D Sandpiper Road Unit 107 is a ground-floor 2-bedroom, 2-bathroom condo that offers exceptional functionality, and is complete with TWO TITLED PARKING STALLS (one underground, one above ground) as well as a titled storage. Quite a rare and valuable bonus! Inside, you'll appreciate the thoughtful layout. Both spacious bedrooms feature their own walk-in closets and private 4-piece ensuites, offering ideal privacy for roommates, guests, or family. The primary ensuite also provides convenient secondary access from the main living area, making it a practical touch for everyday living. The kitchen is bright and efficient, with ample cabinetry, generous counter space, and a breakfast bar that seamlessly connects to the open-concept living room. Natural light fills the space, and direct access to your patio makes enjoying fresh air effortless. The in-suite laundry adds even more comfort and practicality. Beyond your front door, The Peaks offers fantastic amenities including a fitness centre, games room, and playground — perfect for an active and connected lifestyle. Located in the heart of Eagle Ridge, you're just minutes from schools, shopping, restaurants, parks, and scenic walking trails. Whether you're a first-time buyer, downsizing, or adding to your investment portfolio, this home delivers space, value, and location, all in one! Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.