



**317, 136B Sandpiper Road
Fort McMurray, Alberta**

MLS # A2289692



\$189,900

Division:	Eagle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	754 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 470
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R5
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: Fridge, stove, OTR microwave, dishwasher, washer and dryer, wall-mount a/c, and all window coverings. Furniture can also be sold with the unit outside the items, which are stated in exclusions

Renovated with stone counters, wide-plank flooring, new light fixtures and a neutral color pallet, this beautiful 1-bed unit is ready for you to call home. Having the option to have this home fully-furnished is another added bonus, meaning you just need your essentials and you're ready to settle in right away. The Peaks is one of the city's premier condo buildings, known for its amenities like gym, rec room, underground parking with wash-bay, and its added sound barrier being a concrete-built building. Located within walking distance to restaurants, entertainment, shopping and fitness centers, this is the definition of condominium living. Don't wait to book your personal viewing as these units do not last long!