



**601, 136A Sandpiper Road
Fort McMurray, Alberta**

MLS # A2292998



\$186,900

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	690 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Secured, See Remarks, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Hot Water, Natural Gas, Radiant	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	-	Condo Fee:	\$ 470
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R5
Foundation:	-	Utilities:	High Speed Internet, See Remarks
Features:	Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Recreation Facilities, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Black Stainless Steel Fridge, stove, dishwasher, over the range microwave, Front loading washer and dryer, closet organizer, all blinds, curtains and rods, bbq, 1 garage door fob and 2 doorfobs

Experience the pinnacle of condo living in this stunning top-floor penthouse at The Peaks at Eagle Ridge. This rare and sought-after home offers exceptional privacy, breathtaking views, and a refined, low-maintenance lifestyle in one of Fort McMurray's most desirable communities. With one spacious master bedroom boasting massive walk in closet, a newly renovated bathroom with extra-large walk in storage closet, new vanity, fixtures and lighting—this home is thoughtfully designed for comfort, convenience, and elegance. Step into a bright and airy open-concept layout enhanced by elevated 9-foot ceilings that add a sense of openness throughout. These ceilings not only increase the feeling of space but also allow for better light flow and airiness, making the home feel even more expansive and inviting. The modern galley-style kitchen features newer upgraded black stainless steel appliances and an eat-up breakfast bar—ideal for casual dining or entertaining, pantry, newer laminate flooring throughout and the recently installed Telus Fibre Optic service for high-speed internet. Enjoy entertaining on the and a private deck with natural gas hookup. Built with concrete construction, the building offers superior soundproofing and enhanced peace of mind with secure access and restricted floor entry. Residents of The Peaks enjoy a wide range of amenities, including two fitness rooms, a social lounge, games room, children's playground, car wash bay in the underground parkade, pop up access from parkade to bus stops and is pet friendly. Comes with one secure underground parking stall with a storage locker # 146. Located just steps from the Birchwood Trails, serene ponds, walking paths, shopping, dining, schools and Landmark Cinemas, and quick connected access to Stoney Creek. This home seamlessly blends natural

beauty with urban convenience. This exceptional penthouse is truly luxurious, private, and maintenance-free, with unmatched views and lifestyle amenities. Don't miss the opportunity to call this elevated retreat your home.