



202, 136A Sandpiper Road
Fort McMurray, Alberta

MLS # A2296222



\$249,900

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,138 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 692
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R5
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer

Welcome to 202-136A Sandpiper Rd a highly sought after concrete building offering exceptional quality, comfort, and convenience in Eagle Ridge .Spacious 2 bedroom, 2 bathroom condo offering over 1,100 sq ft of well-designed living space with a bright, open-concept layout perfect for both everyday living and entertaining. The functional kitchen flows seamlessly into the dining and living areas, creating a warm and inviting atmosphere. The primary bedroom is complete with updated ensuite and a walk-in closet featuring custom built-ins. The generous second bedroom and full bathroom provide flexibility for guests, a home office, or shared living. Additional highlights include in-suite laundry, underground parking, and the peace of mind that comes with concrete construction for superior soundproofing and durability. Located just steps from shopping, restaurants, walking trails, and all amenities — making this the perfect home for professionals, downsizers, or investors alike. Call today to view!