



GRASSROOTS
REALTY GROUP

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416, 136B Sandpiper Road
Fort McMurray, Alberta

MLS # A2301236



\$175,000

Division:	Eagle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	688 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 470
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R5
Foundation:	-	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: N/A

TOP FLOOR UNIT | NO CARPET | UNDERGROUND PARKING STALL | Welcome to The Peaks of Eagle Ridge—where quality construction meets everyday comfort and convenience. Beautiful 1 bedroom apartment condo is built with solid concrete construction, offering enhanced soundproofing and long-term peace of mind. Inside, you’ll find a spacious one-bedroom layout featuring laminate flooring and modern slab-style cabinetry for a clean, contemporary feel. The open-concept design flows seamlessly to your private balcony overlooking the complex—perfect for enjoying your morning coffee or unwinding at the end of the day. The primary bedroom is thoughtfully designed with a sliding barn door that leads to an oversized walk-through closet, complete with convenient Jack and Jill access to the full bathroom. This unit also includes a heated underground parking stall with an attached storage unit (#375), adding both comfort and functionality year-round. Residents of The Peaks enjoy access to a variety of amenities, including a fitness centre, games room, outdoor playground, and an underground wash bay. An excellent opportunity for first-time buyers or investors—offered at an attractive price point. Property sold as is, where is, with no warranties or representations.