



GRASSROOTS
REALTY GROUP

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302, 136A Sandpiper Road
Fort McMurray, Alberta

MLS # A2305708



\$234,900

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,077 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 690
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R5
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters		

Inclusions: N/a

Welcome to The Peaks! This well-kept 2 bed, 2 bath condo with 1 parking stalls is located in popular Eagle Ridge. Catch the elevator to the third floor and it's just a short walk from the elevator to unit 302 which is awesome for grocery day. You don't have to feel like you have to run a marathon to get your groceries to the door. The spacious living area has plenty of natural light and is also your access to your covered balcony. . Enjoy an evening bbqing with the gas hook up or grab your coffee and a book and sit outside and enjoy the sunshine. Kitchen has a large area for pulling up a stool and using as a breakfast bar. Stainless appliances are a great touch with an over the range microwave. Both bedrooms have a walk-in closet plus a 4-piece ensuite bathroom. This condo has in-suite laundry with storage space plus additional storage with your titled parking stall.. Keep your vehicle clean with access to a wash bay in the heated underground parking area. When you are not relaxing on your private balcony or washing your car then you have an option to use the fitness centre. The Peaks building is close to bus stops, a playground and shops are just around the corner! It is also walking distance to the Commons shopping area where yiu can enjoy a movie or just go for a coffee. One of the features of this building is its is a concrete building so shift workers love that it is super quiet. If you are a commuter than this is a great unit to share with bedrooms on each side of living area as well as your own bathroom. Better than paying rent. Furniture is negotiable