



GRASSROOTS
REALTY GROUP

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**118, 136D Sandpiper Road
Fort McMurray, Alberta**

MLS # A2309918



\$159,900

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	682 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave and windows covering

Welcome to 118-136D Sandpiper Road, a well-maintained 1-bedroom, 1-bathroom ground-floor condo located in the desirable community of Eagle Ridge. Offering UNDERGROUND HEATED PARKING, IN-SUITE LAUNDRY and 743 sq ft of functional living space, this unit is perfect for first-time buyers, investors, or those looking for low-maintenance living in a convenient location. The bright open-concept layout features a comfortable living room with direct access to the private south facing patio complete with natural gas BBQ hookup, making it ideal for relaxing or entertaining. The kitchen offers ample cabinetry, a breakfast bar, and flows seamlessly into the dining area for easy everyday living. The generously sized bedroom features a large walk-in closet, while the full 4-piece bathroom and in-unit laundry with stacked washer/dryer add to the functionality of the space. This unit also includes titled underground parking and access to excellent building amenities including playground, and a car wash bay. Located close to schools, parks, shopping, restaurants, and walking trails, this property offers excellent value in a fantastic location. Book your private showing today!