



GRASSROOTS
REALTY GROUP

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**311, 136D Sandpiper Road
Fort McMurray, Alberta**

MLS # A2311953



\$179,900

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	714 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Laminate, Linoleum

Roof: -

Basement: -

Exterior: Concrete

Foundation: -

Features: Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 470

LLD: -

Zoning: R5

Utilities: -

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, 2 door keys and fobs

Welcome to this beautifully maintained 1-bedroom condo in the heart of Eagle Ridge! Located on the 3rd floor of a quality concrete construction building, this unit offers exceptional soundproofing and a quiet, convenient lifestyle just steps from walking trails, parks, transit, shopping, and everyday amenities. Immaculately maintained and move-in ready, this spacious condo has seen numerous updates over the years including laminate flooring, paint, and several replaced appliances. The functional layout has an open concept livingroom and kitchen area and features a large primary bedroom complete with a walk-through closet leading to the full ensuite bathroom. The exterior covered balcony is a great place to enjoy the fresh air and a view of the grassed and tree common area of the complex, with the added bonus of gas line for bbq. The unit also offers a rough-in for future A/C. Enjoy the convenience of a titled heated underground parking with an attached storage unit, plus fantastic building amenities including a fitness room, games room, and underground car wash bay. Condo fees include heat, water, building insurance, and common area maintenance, making ownership simple and stress-free. A fantastic opportunity for first-time buyers, downsizers, or investors alike!