



GRASSROOTS
REALTY GROUP

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401, 136C Sandpiper Road
Fort McMurray, Alberta

MLS # A2312888



\$179,900

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	691 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Linoleum

Roof: -

Basement: -

Exterior: Concrete, Stone

Foundation: -

Features: Laminate Counters, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 470

LLD: -

Zoning: R5

Utilities: -

Inclusions: Fridge, stove, dishwasher, washer, dryer, ac unit, all window coverings, all furniture neg, otr microwave

UNDERGROUND PARKING! Step into effortless living with this beautiful 4th floor unit! This modern space is designed for your on-the-go lifestyle and perfect for a first time home owner or a commuter. Enjoy an open-concept layout where the kitchen flows seamlessly into the dining and living areas, making it easy to entertain or just kick back and relax. You'll love the convenience of in-suite laundry with upgraded front loading machines, and the spacious primary bedroom with a bright window, a walk-through closet, and access to the 4-piece bathroom. Additional highlights include air conditioning to keep you cool year-round, and black out blinds in the primary bedroom for shift workers. This condo comes with a parking heated underground stall (661) with a storage locker in the front of the stall . Located in a soundproof concrete construction complex, residents enjoy excellent security, air-conditioned hallways, a common-area workout room, a car wash bay in the underground parkade, and an outdoor children's playground. Situated in the desirable Eagle Ridge community, this home is close to amenities, scenic trails, and bus routes. Plus, it's within walking distance of Stoney Creek Village—perfect for commuters! Condo fees include professional management, exterior maintenance and snow removal, reserve fund contributions, sewer, water, heat, garbage pickup and building insurance. Don't miss your chance to call it home—schedule your private viewing today! This is modern, low-hassle living at its best — whether you're working from home, commuting, or just living your best life. This move-in-ready condo offers a flexible possession date, just move in and make it yours!