



GRASSROOTS
REALTY GROUP

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**108, 136B Sandpiper Road
Fort McMurray, Alberta**

MLS # A2317085



\$159,900

Division:	Eagle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	684 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, A/C, and All Window Coverings

Welcome to 136B Sandpiper Road Unit 108, a bright and functional 1-bedroom ground-floor condo with an UNDERGROUND TITLED parking stall in the heart of Eagle Ridge. Whether you're looking for your first home, a convenient place close to work, or a smart addition to your real estate portfolio, this property offers outstanding value in one of Fort McMurray's most sought-after neighbourhoods. With a practical floor plan, excellent building amenities, and everyday conveniences just minutes away, this is easy living at its best. Step inside and you'll be welcomed by a spacious foyer complete with a large coat closet, providing plenty of room to stay organized from the moment you walk through the door. The thoughtfully designed floor plan opens into a bright and functional living space where the kitchen, dining, and living areas flow seamlessly together. The kitchen features ample cabinetry, generous counter space, and a practical breakfast bar that's perfect for busy mornings or casual dining. The open concept layout creates an inviting atmosphere for everyday living and entertaining alike. The living room is filled with natural light and offers direct access to the ground-level patio, creating the perfect spot to enjoy your morning coffee or unwind after a long day. The generously sized bedroom is designed with comfort in mind and features a large walk-in closet along with convenient access to the 4-piece bathroom. An in-suite laundry area adds even more convenience to daily living. Adding to the appeal is a titled parking stall, giving you peace of mind and a dedicated parking space year-round. Residents of The Peaks enjoy access to a variety of sought-after amenities, including a fitness centre, recreation room, outdoor playground, and an underground wash bay. Located close to parks, schools, shopping, restaurants, walking and biking trails, and

all the amenities Eagle Ridge has to offer, convenience is truly at your doorstep. Affordable, functional, and ideally located, this property is an excellent opportunity for first-time buyers, investors, commuters, or anyone looking to enjoy low-maintenance living in one of Fort McMurray's most desirable communities! So check out the photos, floor plans, and 3D tour, and call today to book your personal viewing.