



GRASSROOTS
REALTY GROUP

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**414, 136B Sandpiper Road
Fort McMurray, Alberta**

MLS # A2328211



\$229,900

Division:	Eagle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,037 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Carpet, Linoleum
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	Recreation Facilities, Storage, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 717
LLD:	-
Zoning:	R5
Utilities:	-

Inclusions: NA

Welcome to this top floor, 2-bedroom corner unit in the sought-after community of Eagle Ridge! Freshly painted and filled with natural light, this beautifully appointed home offers the privacy and space you've been looking for. Step inside to a thoughtfully designed layout featuring stainless steel appliances, a newer dishwasher, in-suite laundry, and air conditioning, everything you need for effortless everyday living. The primary bedroom boasts a private ensuite, while the second bedroom features a walk-through closet with direct access to the main bath. Two private balconies let you soak in the views, and tandem heated underground parking with storage keeps life organized year round. The building delivers on amenities too! A fitness center, playground, car wash bay, secure elevator access, and controlled entry give you comfort and peace of mind. Outside your door, Eagle Ridge offers the best of both worlds: steps from parks, walking trails, restaurants, shopping, and the beloved Birchwood Trails. This is modern living at its finest, don't miss your chance to call it home.