



GRASSROOTS
REALTY GROUP

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**119, 136D Sandpiper Road
Fort McMurray, Alberta**

MLS # A2331930



\$169,900

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	683 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Cork	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 470
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R5
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan, Walk-In Closet(s)		

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

Welcome to unit 119 at 136D Sandpiper Road — an affordable and stylish 1-bedroom, 1-bathroom ground floor condo, offering 683 sq ft of bright, open-concept living with titled UNDERGROUND PARKING and CENTRAL AIR CONDITIONING at an incredible price point! Step inside to a thoughtfully designed layout featuring a spacious living room with unique cork flooring, flowing seamlessly into the dining area and a generous kitchen complete with a breakfast bar — perfect for cooking, entertaining, or enjoying a quiet morning coffee. The kitchen and bathroom both feature beautiful ceramic tile flooring, adding a clean and polished touch throughout. The large bedroom boasts an impressive walk-in closet with built-in organizers — a rare and practical feature. The 4-piece bathroom is uniquely accessible from two points — through the walk-in closet from the bedroom, or directly from the main living area, offering excellent flow and flexibility for guests and everyday use alike. Enjoy the convenience of in-suite stacked washer and dryer and new microwave. Additional highlights include a titled underground parking stall and a private storage unit. Step outside to your own private patio, and enjoy easy access to schools, shopping, and all the amenities Eagle Ridge has to offer. Whether you're a first-time buyer looking to get into the market or an investor, this unit checks all the boxes. Book your private showing today!