



GRASSROOTS
REALTY GROUP

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301, 136A Sandpiper Road
Fort McMurray, Alberta

MLS # A2333148



\$182,900

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	752 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Vinyl

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: \$ 470

LLD: -

Zoning: R5

Utilities: -

Inclusions: N/A

Welcome to THE PEAKS, where exceptional amenities meet modern living in the vibrant Eagle Ridge area. This expansive one-bedroom condo, over 750 square feet, is one of the largest in the complex. Step into a bright, open-concept space featuring a contemporary kitchen with stainless steel appliances and an eat-up bar. Large windows flood the dining and living areas with light, complemented by new luxury vinyl plank flooring. The spacious living room extends to a sizeable balcony, perfect for summer barbecues with a gas hookup. Enjoy a notably larger bedroom with a walkthrough closet leading to a full four-piece bathroom. Convenience is key, with in-suite laundry and additional storage. The unit includes a titled underground parking stall and a storage unit. Residents benefit from a vehicle wash bay and a playground on-site, along with impressive amenities like a weights and cardio facility and a games room. Plus, stay cool with a SMART AIR CONDITIONING UNIT that you can control from your phone or using the remote, ensuring comfort during warm summer months.