



GRASSROOTS
REALTY GROUP

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104, 136C Sandpiper Road
Fort McMurray, Alberta

MLS # A2336028



\$219,900

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,005 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Laminate, Linoleum
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	Separate Entrance, Walk-In Closet(s)

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

Inclusions: Fridge, Stove, Stackable Washer & Dryer, Dishwasher, A/C Unit, OTR Microwave

Sometimes two IS better than one, which is the case at 104-136C Sandpiper Road! This ground-floor CORNER UNIT has 2 bedrooms, 2 bathrooms, 2 outdoor patios AND 2 underground tandem parking stalls. Some things are just better in pairs! With the added windows of a corner unit bringing more natural light throughout, this Eagle Ridge condo is located in a concrete and steel building and also features A/C and a layout that makes great use of the space. The primary bedroom has its own ensuite, walk-in closet and patio access, while the second bedroom connects directly to the main bathroom through a Jack-and-Jill style door, giving it convenient bathroom access too. Being on the ground floor means you can skip the elevator and enjoy easy access to not one, but TWO outdoor spaces. You're close to schools, shopping, groceries, restaurants, transit, gas stations and pretty much everything you need for day-to-day life. If condo living is on your radar, this one comes with a few extras you won't find in every unit.