# \$219,900 - 309, 136a Sandpiper Road, Fort McMurray

MLS® #A2165127

## \$219,900

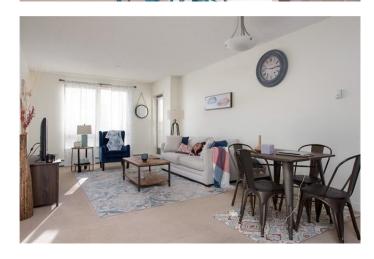
2 Bedroom, 2.00 Bathroom, 1,089 sqft Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

AVAILABLE IMMEDIATELY! FRESHLY PAINTED THROUGHOUT! 2 BEDROOMS, 2 **BATHROOMS 2 PARKING STALLS! This** spacious 1,089 SQ.FT 3rd floor condo is south-facing and enjoys year-round sun all day and shade in the evening. This bright condo has an open concept kitchen with dark cabinets and large island that overlooks the living and dining room. The large master has a huge walk through closet leading to a full ensuite and the second bedroom has its own walk through closet with access to the main bathroom. The unit also offers a large storage room and in suite laundry. No more shuffling vehicles this unit comes with a storage locker and 2 parking stalls- one secure, heated underground parking stall (#137) and one energized surface stall #215. This soundproof concrete construction complex provides excellent security, air conditioned hallways, common area work out rooms, car wash bay in underground parkade and an outside children's playground. Located in the desirable Eagle Ridge close to amenities, trails & bus routes. Condo fees include professional management, exterior maintenance and snow removal, reserve fund contributions, sewer, water, heat, garbage pickup and building insurance. Immediate possession available.







Built in 2007

#### **Essential Information**

MLS® # A2165127

Price \$219,900

Sold Price \$204,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,089
Acres 0.00
Year Built 2007

Type Residential
Sub-Type Apartment
Style Apartment

Status Sold

# **Community Information**

Address 309, 136a Sandpiper Road

Subdivision Eagle Ridge
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 0J7

#### **Amenities**

Amenities Laundry

Utilities Cable Available, Electricity Available, Garbage Collection, Natural Gas

Available, Phone Available, Sewer Available

Parking Spaces 2

Parking Heated Garage, Off Street, Stall, Underground

#### Interior

Interior Features Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer

Heating Hot Water, Natural Gas

Cooling None
# of Stories 6
Basement None

#### **Exterior**

Exterior Features None

Lot Description Standard Shaped Lot

Roof Tar/Gravel

Construction Concrete

Foundation None

## **Additional Information**

Date Listed September 12th, 2024

Date Sold November 5th, 2024

Days on Market 54

Zoning R5

HOA Fees 0.00

# **Listing Details**

Listing Office RE/MAX FORT MCMURRAY

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