

\$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
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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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