

**504, 136A Sandpiper Road
Fort McMurray, Alberta**
MLS # A2281940

\$264,900

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,025 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 717
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R5
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, OTR Microwave, Stacked Washer Dryer, All Existing Window Coverings, Curtains and Curtain Rods, Mini Fridge, A/C Unit, 2 Fobs, Mail Key, 2 Keys, Parking Pass

Corner-unit living on the 5th floor in desirable Eagle Ridge! This spacious 2-bedroom, 2-bathroom condo offers a functional open-concept layout with two balconies, ideal for both everyday living and entertaining. Situated in a concrete-constructed building, this well-maintained corner unit is flooded with natural light thanks to additional windows, 9-foot ceilings, and modern neutral finishes throughout. The bright white kitchen is both stylish and functional, featuring sleek cabinetry, a generous eat-up island, and seamless flow into the living space. The living room provides direct access to one balcony, complete with a natural gas hookup (perfect for summer BBQs) while the primary bedroom offers private access to a second balcony! Each bedroom is thoughtfully positioned on opposite ends of the unit, providing excellent privacy, and both offer ensuite bathroom access—perfect for professionals, roommates, or guests. Enjoy the comfort of central air conditioning, in-suite laundry, and the convenience of two titled parking stalls (one underground and one surface), plus an underground storage unit. Additional features include secure fob access at the main entrance and on every floor for added peace of mind. Located close to bus routes, grocery stores, the new movie theatre, and everyday amenities, this condo truly offers both comfort and convenience. Book your private showing today and experience Eagle Ridge living at its best.