

107, 136D Sandpiper Road  
Fort McMurray, Alberta

MLS # A2272587



**\$229,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Eagle Ridge                        |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,060 sq.ft.                       | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall, Titled                      |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                  |
|--------------------|--------------------------------------------------|
| <b>Heating:</b>    | Baseboard                                        |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Tile                 |
| <b>Roof:</b>       | -                                                |
| <b>Basement:</b>   | -                                                |
| <b>Exterior:</b>   | Mixed                                            |
| <b>Foundation:</b> | -                                                |
| <b>Features:</b>   | Breakfast Bar, Open Floorplan, Walk-In Closet(s) |

|                   |        |
|-------------------|--------|
| <b>Water:</b>     | -      |
| <b>Sewer:</b>     | -      |
| <b>Condo Fee:</b> | \$ 717 |
| <b>LLD:</b>       | -      |
| <b>Zoning:</b>    | R5     |
| <b>Utilities:</b> | -      |

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer, and Window Coverings.

Welcome to The Peaks in Eagle Ridge — where comfort meets unbeatable convenience. This ground-floor 2-bedroom, 2-bath condo offers the perfect blend of functionality and ease, complete with 2 TITLED PARKING STALLS (one underground and one above ground) and titled storage. Inside, you'll find two generously sized bedrooms, each featuring its own walk-in closet and private 4-piece ensuite. The primary bedroom's ensuite also offers secondary access from the main living area, adding flexibility and convenience for everyday living. The kitchen is designed for everyday efficiency with ample counter space, abundant cabinetry, and a breakfast bar that opens into the bright, open-concept living area. With direct access from the living room to your patio, you can enjoy fresh air and convenience right outside your door. An in-suite laundry further enhances the comfort and practicality of this well-planned home. Residents of The Peaks enjoy access to fantastic on-site amenities, including a fitness centre, games room, playground, and more. All of this is set in the heart of Eagle Ridge, just minutes from schools, shopping, restaurants, walking trails, and parks. Whether you're a first-time buyer, downsizing, or seeking an investment property, this home offers exceptional value and a truly connected lifestyle. Check out the photos, floor plans and 3D tour, and call today to book your personal viewing.