

# \$165,000 - 111, 136a Sandpiper Road, Fort McMurray

MLS® #A2210245

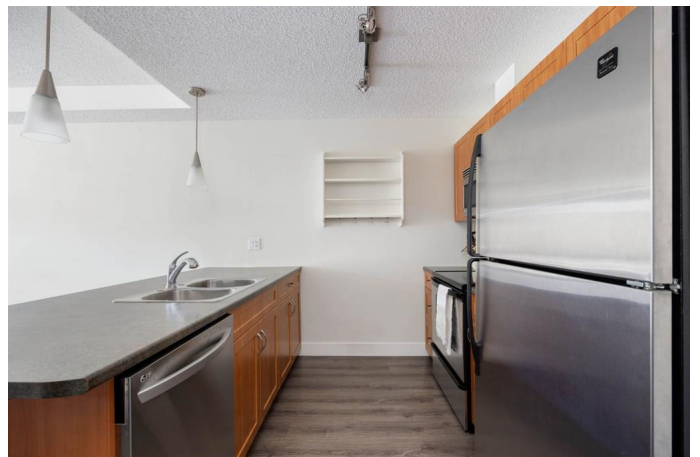
**\$165,000**

1 Bedroom, 1.00 Bathroom, 693 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

UNDERGROUND PARKING! Step into effortless living with this beautifully renovated ground-floor unit – fully updated and 100% move-in ready! Featuring durable, low-maintenance LVP flooring throughout (that's right – no carpet anywhere), this modern space is designed for your on-the-go lifestyle. Enjoy an open-concept layout where the sleek kitchen flows seamlessly into the dining and living areas, making it easy to entertain or just kick back and relax. You'll love the convenience of in-suite laundry, and the spacious primary bedroom with a bright window, a walk-through closet (complete with built-in organizers!), and access to the 4-piece bathroom. Additional highlights include air conditioning to keep you cool year-round, top-down bottom-up blinds for the perfect balance of light and privacy, trendy, neutral paint tones that suit any style and pet-friendly with direct outdoor access – no stairs, no elevator waits, just grab the leash and go! This condo comes with a parking heated underground stall (158) with a storage locker in the front of the stall. Located in a soundproof concrete construction complex, residents enjoy excellent security, air-conditioned hallways, a common-area workout room, a car wash bay in the underground parkade, and an outdoor children's playground. Situated in the desirable Eagle Ridge community, this home is close to amenities, scenic trails, and bus routes. Plus, it's within walking distance of Stoney



Creek Villageâ€™perfect for commuters! Condo fees include professional management, exterior maintenance and snow removal, reserve fund contributions, sewer, water, heat, garbage pickup and building insurance. This fully renovated, move-in-ready condo is a must-see! Donâ€™t miss your chance to call it homeâ€™schedule your private viewing today!This is modern, low-hassle living at its best â€™ whether you're working from home, commuting, or just living your best life. Quick possession available â€™ just move in and make it yours!

Built in 2007

### Essential Information

MLS® #	A2210245
Price	\$165,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	693
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	111, 136a Sandpiper Road
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0J7

### Amenities

Amenities	Car Wash, Elevator(s), Park, Parking, Playground, Snow Removal,
-----------	---

	Trash, Visitor Parking
Parking Spaces	1
Parking	Off Street, Parkade, Stall, Underground

### **Interior**

Interior Features	Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Wall/Window Air Conditioner, Washer
Heating	Baseboard
Cooling	Wall/Window Unit(s)
# of Stories	6

### **Exterior**

Exterior Features	None
Construction	Brick, Concrete, Stucco

### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	52
Zoning	R5

### **Listing Details**

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.