

# \$226,500 - 212, 136d Sandpiper Road, Fort McMurray

MLS® #A2209495

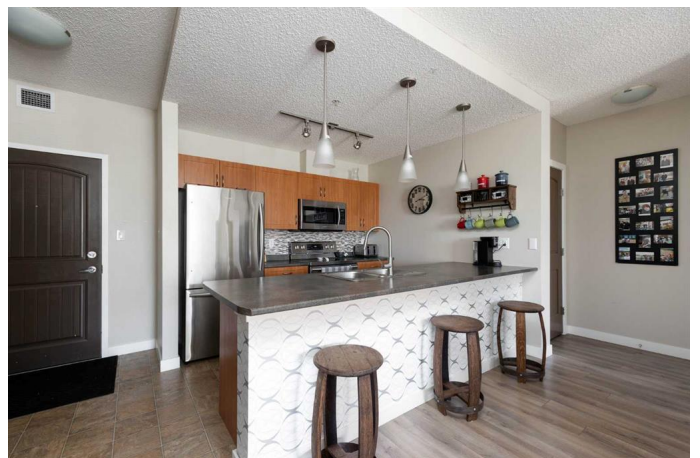
**\$226,500**

2 Bedroom, 2.00 Bathroom, 1,085 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Luxury and Privacy in The Peaks at Eagle Ridge – 2 Bed, 2 Bath Condo. Welcome to The Peaks at Eagle Ridge, the pinnacle of condo living in Fort McMurray! This 2nd floor, ultra-private 2-bedroom, 2-bathroom unit offers a spacious open-concept layout, designed for comfort and convenience. The galley-style kitchen boasts ample counter space, an upgraded backsplash and an eat-up breakfast bar, perfect for casual dining or entertaining. Both bedrooms are generously sized, featuring large closets, with the primary suite offering a walk-in closet and ensuite bathroom. In-suite laundry adds to the unit's convenience. Brand new Telus Fibre Optic Upgrade for faster internet speeds. Step out onto your private patio, which backs onto serene green space, offering the perfect spot to relax and unwind. Built with concrete construction for superior soundproofing, this secure building ensures peace and privacy with restricted floor access and elevators. Residents enjoy top-tier amenities, including a fitness room, a children's playground, a social room, a wash bay in the underground parkade, and one secure underground parking stall & storage locker ( #869). Plus, A/C, and a BBQ gas hookup, make this condo even more desirable. Nestled in Eagle Ridge, one of Fort McMurray's most sought-after neighbourhoods, you'll be steps from Birchwood Trails, serene ponds, walking paths, shopping, dining, and entertainment, including Landmark Cinemas. Whether you



love the outdoors or city convenience, this location has it all. Donâ€™t miss your chance to experience the best condo living in the cityâ€™schedule your viewing today!

Built in 2008

**Essential Information**

MLS® #	A2209495
Price	\$226,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,085
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	212, 136d Sandpiper Road
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0J7

**Amenities**

Amenities	Car Wash, Elevator(s), Fitness Center, Park, Playground, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Recreation Room
Parking Spaces	1
Parking	Parkade, Underground

**Interior**

Interior Features	Kitchen Island, Open Floorplan, Recreation Facilities, See Remarks, Storage, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Central Air
# of Stories	6

## Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Playground, Storage
Construction	Concrete

## Additional Information

Date Listed	April 8th, 2025
Days on Market	10
Zoning	R5

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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