

# \$259,900 - 304, 136b Sandpiper Road, Fort McMurray

MLS® #A2206338

**\$259,900**

2 Bedroom, 2.00 Bathroom, 1,100 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

CORNER UNIT! 2 SEPARATE PARKING STALLS! STUNNINGLY RENOVATED! Step into luxury condo living with this gorgeous, extensively renovated 1,100 SQ.FT condo in the heart of Eagle Ridge! This bright and spacious 3rd-floor unit has been completely transformed with high-end finishes, including sleek 24" x 24" marble-look tile and durable LVP flooring throughout. Fresh paint, brand-new modern light fixtures, and a newly textured California knockdown ceiling replace outdated popcorn ceilings, giving the space a chic, contemporary feel. This condo isn't just beautiful—it's functional too! Enjoy TWO private balconies for outdoor relaxation. The primary suite features a spacious walk-in closet with brand new custom organizers, an elegant 4PC ensuite, and direct access to its own private balcony. The second bedroom is just as impressive, offering a walk-through closet that leads to the main bathroom. Need storage? This unit has you covered with a large storage room and convenient in-suite laundry. The second balcony, located off the living room, is perfect for entertaining and even includes natural gas hookups for a BBQ. Say goodbye to shuffling vehicles—this condo comes with two parking stalls: one secure, heated underground stall (#402) with a storage locker and one energized surface stall (#469). 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, itâ€™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!

Built in 2008

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2206338          |
| Price          | \$259,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,100             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 304, 136b Sandpiper Road |
| Subdivision | Eagle Ridge              |
| City        | Fort McMurray            |
| County      | Wood Buffalo             |
| Province    | Alberta                  |
| Postal Code | T9K 0J7                  |

**Amenities**

|           |  |
|-----------|--|
| Amenities | Park, Parking, Playground, Recreation Room, Snow Removal, Storage, |
|-----------|--|

|                |                                  |
|----------------|----------------------------------|
|                | Trash, Visitor Parking, Car Wash |
| Parking Spaces | 2                                |
| Parking        | Off Street, Parkade, Stall       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Elevator, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s)          |
| Appliances        | Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 4  |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony                    |
| Construction      | Brick, Stucco, See Remarks |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 25              |
| Zoning         | R5              |

### Listing Details

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

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