

\$249,900 - 406, 136c Sandpiper Road, Fort McMurray

MLS® #A2257269

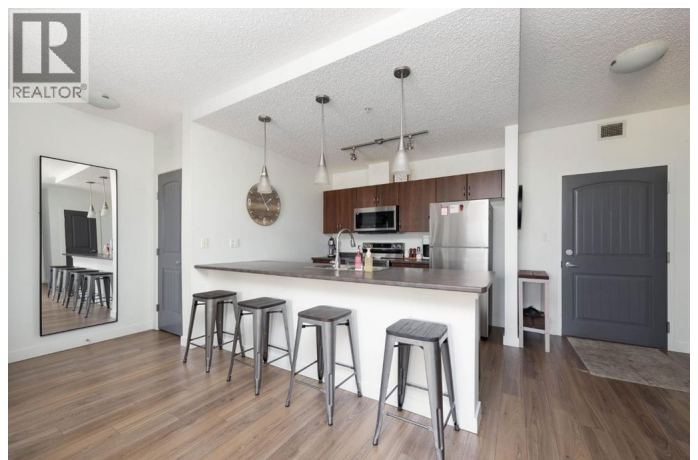
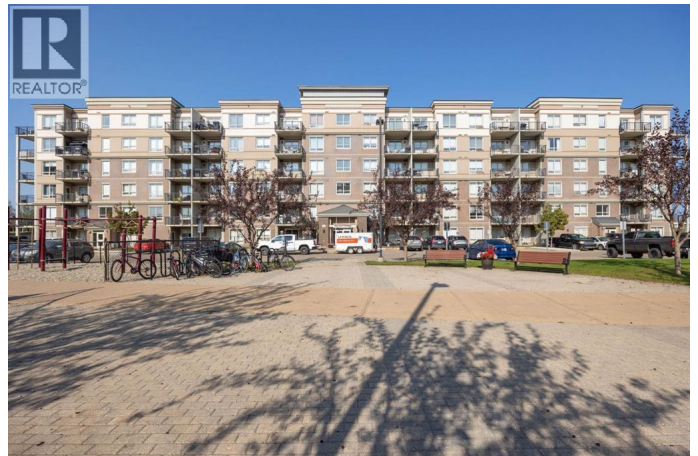
\$249,900

2 Bedroom, 2.00 Bathroom, 1,093 sqft

Single Family on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 406-136 C Sandpiper! Move-in ready and freshly updated with new flooring and paint, this stylish 2-bedroom, 2-bath condo offers 1,093 SQ.FT of modern living space in one of Fort McMurray's most desirable neighborhoods. The open-concept kitchen features rich dark cabinetry, newer appliances, and a large island that flows seamlessly into the living and dining areas—perfect for entertaining or working from home. Natural light fills the space, and on clear nights you'll even enjoy front-row views of the Northern Lights right from your balcony. Both bedrooms come with walk-through closets for plenty of storage. The primary bedroom includes a private ensuite, while the second bedroom has direct access to the main bath—ideal for roommates, guests, or a home office setup. Convenience is everywhere with a storage room with in-suite laundry, and a tandem heated underground parking stall with an extra storage locker in the front. The building is designed with lifestyle in mind: soundproof concrete construction, a fitness room, car wash bay, secure heated parkade, and even A/C in the hallways for comfort. Outside, enjoy walking trails, green spaces, and nearby shops, restaurants, and transit. Condo fees cover almost everything—heat, water, sewer, garbage, snow removal, exterior maintenance, building insurance, and more—making budgeting simple. With quick possession available, this is your chance to own a stylish condo in a vibrant



community. (id:6289)

Built in 2008

Essential Information

Listing #	A2257269
Price	\$249,900
Bedrooms	2
Bathrooms	2.00
Square Footage	1,093
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	406, 136c Sandpiper Road
Subdivision	Eagle Ridge
City	Fort McMurray
Province	Alberta
Postal Code	T9K0J7

Amenities

Amenities	Park, Playground, Schools, Shopping, Car Wash
Features	See remarks, PVC window, Parking
Parking Spaces	2
Parking	Other, Underground

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, See remarks, Window Coverings
Heating	Baseboard heaters
Cooling	None
# of Stories	5

Exterior

Exterior	Concrete, Stone, Stucco
Construction	Poured concrete

Listing Details

Listing Office

RE/MAX Connect



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