\$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 â€" 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'II 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. Don'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)

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 12 Zoning R5

Listing Details

Listing Office COLDWELL BANKER UNITED

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