



136 Sandpiper Road Fort McMurray Alberta

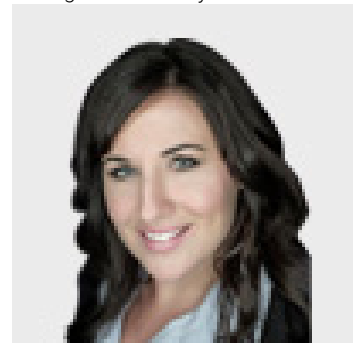
\$114,000

Welcome to 103-136A Sandpiper Road located at The Peaks in Eagle Ridge next to Confederation Way and within walking distance to all amenities. This GROUND FLOOR studio apartment was RECENTLY RENOVATED & comes FULLY FURNISHED. As you enter the suite, you are welcomed by FRESHLY PAINTED WALLS with a beautiful "greige" tone, NEW TRIM & VINYL PLANK FLOORING. To the left of the main entrance is a linen closet and on the right is an updated 4pc bath. The bathroom is equipped with a TUB/SHOWER combo and features a NEW VANITY and SINK. The OPEN CONCEPT main living space features a BRAND NEW KITCHEN with MODERN WHITE CABINETRY & COUNTER TOPS with a quartz-like appearance. The kitchen has been upgraded with a new DUAL BASIN SINK/FAUCET and high-end STAINLESS-STEEL APPLIANCES including a stove with a BUILT-IN AIR FRYER. The kitchen comes fully equipped with all KITCHEN WARE & SMALL APPLIANCES including a KEURIG/TOASTER and so much more! Just off the kitchen is the living/bedroom which comes FULLY FURNISHED. To finish off this unit, is a laundry closet with a washer/dryer and a WALK-IN CLOSET to store all your clothes and personal items. This unit also comes with an underground STORAGE LOCKER & PARKING STALL, which is only a few steps away from the patio with a gas line hook-up for your BBQ. BONUS: this building was CONSTRUCTED WITH CONCRETE, which acts as a SOUND BARRIER between units, meaning you won't hear your neighbours! Additionally, this condo building is pet-friendly, well-managed, and offers additional security measures with surveillance cameras & fob access. The Peaks also provides owners access to the FITNESS ROOM & FREE CAR WASH located in the HEATED UNDERGROUND PARKADE. Condo fees = \$370.66 per month and include snow/trash removal, professional management, reserve fund contribution, common area maintenance and ALL UTILITIES EXCEPT ELECTRICITY! IMMEDIATE POSSESSION...

4pc Bathroom 8.67 Ft x 5.50 Ft
 Foyer 4.92 Ft x 14.17 Ft

Kitchen 9.08 Ft x 8.33 Ft
 Bedroom 16.58 Ft x 19.25 Ft

Listing Presented By:



Originally Listed by:
EXP REALTY



RE/MAX Fort McMurray

9919 Biggs Avenue, Fort McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net