



## 136 Sandpiper Road Fort McMurray Alberta

\$229,900

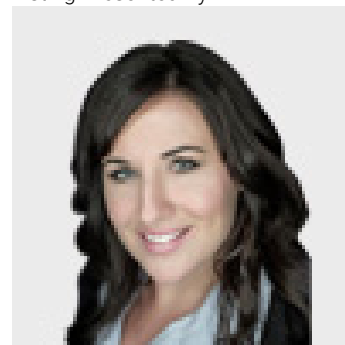
STUNNING UPDATED 2-BEDROOM, 2-BATHROOM CONDO AT THE PEAKS IN EAGLE RIDGE! 5th FLOOR FACING AWAY FROM THE BUSY ROAD with COVERED BALCONY! 2 TITLED UNDERGROUND PARKING STALLS (tandem)! BEAUTIFUL TILE & LUXURY VINYL PLANK FLOORING! IN-SUITE LAUNDRY! This special building features CONCRETE CONSTRUCTION, meaning you will enjoy quiet condo living where you won't hear your neighbours! This LARGE 1,080sqft EXECUTIVE CONDO is spacious with an open concept living room, dining room & kitchen! The GORGEOUS kitchen features NEW LUXURY VINYL PLANK (LVP) FLOORING, white cupboards, large breakfast bar, stainless steel appliances & lots of counter space! Both bedrooms are LARGE with updated LVP flooring and room for desks & dressers. The primary bedroom features a walk-through closet, ensuite bathroom with updated tile flooring, plus a tub/shower combo. The secondary bedroom also features a walk-through closet & ensuite bathroom (with the same updated tile flooring) which also has access to the main living area. The main living area features updated luxury vinyl plank flooring, a feature wall, plenty of natural light, and access to your covered, private south-facing balcony (away from busy Confederation Dr). The convenient in-suite laundry and natural gas BBQ hook-up on the balcony are just a few of the reasons why people love living at The Peaks. The 2 underground parking stalls are secured & heated, plus there is a wash bay for residents only in the underground parkade! A private storage locker is included at the back of the underground parking stalls. An on-site gym, games room & weight room are also included for residents only. Steps to amenities (movie theater, gas station, coffee shops, restaurants, banks, grocery stores & more!), pond & bus stops! IMMEDIATE POSSESSION IS AVAILABLE! Maintenance fees include: water, heat, sewer, landscaping, snow removal, garbage, exterior mai...

4pc Bathroom 4.92 Ft x 9.92 Ft  
4pc Bathroom 10.08 Ft x 5.00 Ft  
Bedroom 10.92 Ft x 13.25 Ft  
Dining room 16.33 Ft x 10.58 Ft  
Foyer 5.67 Ft x 8.17 Ft

Kitchen 9.75 Ft x 7.67 Ft  
Laundry room 8.08 Ft x 4.42 Ft  
Living room 12.42 Ft x 15.17 Ft  
Primary Bedroom 10.17 Ft x 15.33 Ft  
Other 6.17 Ft x 7.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:  
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