



136 Sandpiper Road Fort McMurray Alberta

\$165,000

Welcome to The Peaks, where exceptional amenities, superior build quality, and effortless maintenance come together in perfect harmony. Nestled in the heart of Eagle Ridge, this condo offers unparalleled convenience with walking trails, shopping, restaurants, and transit all just steps away. This spacious one-bedroom unit stands out as one of the **LARGEST IN THE COMPLEX**, boasting 680 square feet of bright, open-concept living space. As you enter, you'll be greeted by a modern kitchen featuring stainless steel appliances, new lighting fixtures, ample storage, and an eat-up bar. The adjoining dining and living areas are bathed in natural light from large windows, and **NEW LUXURY VINYL PLANK** flooring adds a contemporary touch throughout. The generously sized living room provides access to a large balcony, perfect for enjoying BBQs with a convenient gas hookup. The **BEDROOM IS NOTABLY LARGER** than those in other one-bedroom units in the building and includes a roomy walkthrough closet that leads to a full four-piece bathroom. Additional storage and in-suite laundry facilities add to the convenience of this home. This unit comes with a **TITLED UNDERGROUND PARKING** stall and a **STORAGE UNIT**. The complex also offers a vehicle wash bay in the parkade and a playground out front. The Peaks' impressive amenities include a management office in building 136A, weights and cardio facilities in building 136B, a games room in building 136C, and an additional cardio room in building 136D. As a **BONUS**, this unit comes equipped with **AIR CONDITIONING** for those warm summer months. Condo Fees Include heat, water and gas (id:6769)

4pc Bathroom 7.75 Ft x 4.92 Ft

Bedroom 10.75 Ft x 15.00 Ft

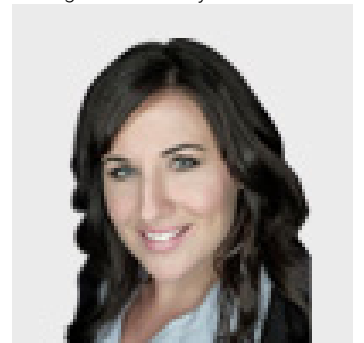
Dining room 11.00 Ft x 7.17 Ft

Kitchen 11.00 Ft x 9.75 Ft

Living room 11.00 Ft x 16.50 Ft

Other 7.50 Ft x 7.50 Ft

Listing Presented By:



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