



# 136 Sandpiper Road Fort McMurray Alberta

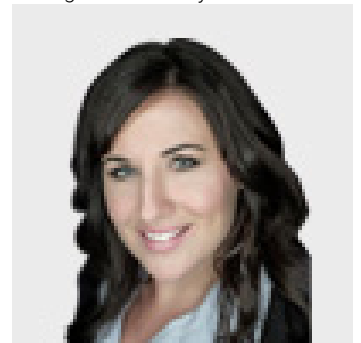
\$169,900

Beautiful 1-bedroom, 1-bathroom condo at The Peaks in Eagle Ridge | Title underground parking stall with storage unit | In-suite laundry | Air conditioning | On-site gym, games room & vehicle wash bay | This special building features concrete construction, meaning you will enjoy quiet condo living where you won't hear your neighbours! This 691 sqft executive condo is spacious with an open-concept living room, dining room & kitchen. The modern kitchen features updated stainless steel appliances, a stylish new black faucet, beautiful walnut-looking cupboards with updated handles, new pendant lights over the large breakfast bar, and lots of counter space. The spacious bedroom showcases enough room for a desk and dresser, leading to a large walk-through closet with fantastic built-in closet cabinets. The full bathroom features new hardware, new faucet, new light, new towel rack, and new toilet paper holder as well as a tub/shower combo. It is also accessed through the main living area. The main living area features Berber carpet, plenty of natural light, and access to your covered, private balcony which is shaded by the trees. Enjoy the air conditioning in summer! 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 underground parking stall is 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 stall. 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!), beautiful pond & bus stops. Immediate possession is available! Maintenance fees include: water, heat, sewer, landscaping, snow removal, garbage, exterior maintenance & insurance, parka...

4pc Bathroom 8.08 Ft x 4.92 Ft  
 Bedroom 11.08 Ft x 15.17 Ft  
 Dining room 11.75 Ft x 13.08 Ft

Kitchen 13.83 Ft x 8.58 Ft  
 Living room 10.92 Ft x 14.67 Ft  
 Other 6.83 Ft x 7.58 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX First

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**RE/MAX Fort McMurray**

9919 Biggs Avenue, Fort McMurray, AB,

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