



## 136 Sandpiper Road Fort McMurray Alberta

\$259,900

"WOW this is nice!" will be the first thoughts you have about this TWO BEDROOMS PLUS DEN. When the morning sun cascades through the windows, it will be a delightful way to start your day! The Peaks at Eagle Ridge, now under new property management, is truly a place to call home. This home is very tastefully decorated and kept incredibly clean by the current tenant. Do you need 2 bedrooms, both with walk in closets? Check. The second bedroom has a fantastic built in closet organizer for extra storage. The primary bedroom has room for a king bed. The ensuite is a fantastic size with it's own linen closet. The main bathroom, also large and has a linen closet it too. The den has several uses: kids play room, office, storage or exercise room. Even the in-suite laundry room is large with extra storage. The covered balcony has views of the playground below and have lots of light as it is facing south. This property has everything you need in a great location too being close to bussing, shopping and trails. Whether this is your long term home or investment, it's a fantastic opportunity. There tandem (2 parking stalls) underground with storage at the end is right outside the elevator for further convenience. To accommodate the renter, showings must be complete by 630pm. Weekend showings available. Air conditioner for the hot summer days is included. Furniture is negotiable for the right offer. Condo fees: \$790.45 (id:6769)

4pc Bathroom .00 Ft x .00 Ft

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Bedroom 15.50 Ft x 10.08 Ft

Dining room 13.08 Ft x 15.25 Ft

Foyer 8.17 Ft x 5.33 Ft

Kitchen 8.25 Ft x 10.00 Ft

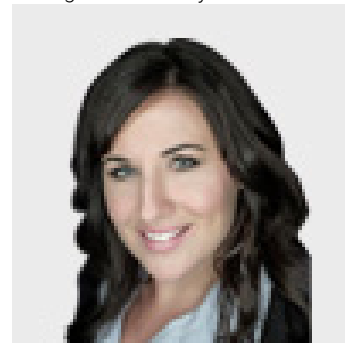
Laundry room 6.17 Ft x 7.92 Ft

Living room 12.17 Ft x 12.42 Ft

Primary Bedroom 17.67 Ft x 10.75 Ft

Storage 8.67 Ft x 10.83 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Connect

<http://www.soldbymelanie.ca>

**RE/MAX**

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