

# \$260,000 - 305, 136d Sandpiper Road, Fort McMurray

MLS® #A2227030

**\$260,000**

2 Bedroom, 2.00 Bathroom, 1,167 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 305-136D Sandpiper Road at The Peaks. This beautifully maintained corner suite offers spacious living with a no-maintenance lifestyle, perfect for those seeking both comfort and convenience. Located in the highly sought-after concrete Eagle Ridge buildings, known for their quiet setting and reputation for being clean and secure, this unit offers peaceful views of the pond that can be enjoyed from your private balcony – a perfect place to relax and unwind.

As you step inside, you are welcomed by a bright and open concept layout featuring 9-foot ceilings and expansive windows that flood the space with natural light. This two-bedroom, two-bathroom home boasts a functional kitchen equipped with stainless steel appliances, an eat-up island with updated pendant lights, and a seamless flow into the adjacent dining and living areas. From the living room, patio doors lead out to a second private balcony with a natural gas hookup, ideal for outdoor cooking and enjoying the fresh air.

The primary bedroom is impressively sized, easily accommodating a king bed and dressers, and features a walk-through closet that leads to a full private ensuite bathroom. A unique bonus is the private balcony off the primary suite, which also overlooks the tree line and offers a tranquil retreat. On the opposite side of the unit, the second bedroom enjoys generous dimensions and includes its own walk-through closet that connects to the



second full bathroom, conveniently accessible from the main living area for guests or shared use.

The heated and secure underground parking includes one stall, with a private storage locker directly behind and one above ground parking spot. Additional highlights include in-suite laundry, fresh paint throughout, and an unbeatable location close to bus stops, grocery stores, Eagle Ridge Commons, and Stone Creek Plaza. Residents also enjoy access to building amenities such as a fitness centre, games room, car wash bay, and on-site management.

Move-in ready and offering the perfect balance of style, functionality, and location â€” schedule your private tour today.

Built in 2008

### **Essential Information**

MLS® #	A2227030
Price	\$260,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,167
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	305, 136d Sandpiper Road
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta

Postal Code T9K 0J7

### Amenities

Amenities Playground, Snow Removal, Trash

Parking Spaces 2

Parking Parkade, Stall, Titled, Underground

### Interior

Interior Features Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Baseboard, Boiler

Cooling Central Air

### Exterior

Exterior Features Balcony

Construction Concrete

### Additional Information

Date Listed June 4th, 2025

Days on Market 13

Zoning R5

### Listing Details

Listing Office The Agency North Central Alberta

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