

# \$125,000 - 102, 136c Sandpiper Road, Fort McMurray

MLS® #A2251541

**\$125,000**

0 Bedroom, 1.00 Bathroom, 492 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 102, 136C Sandpiper Rd in The Peaks of Eagle Ridge, a bright and turnkey studio apartment offering exceptional value for first-time buyers, commuters, or investors. This inviting home combines comfort, convenience, and affordability with an open, light-filled layout that includes a functional kitchen, a four-piece bathroom, and a generous in-suite storage area. Fully furnished with everything you see, including a space-saving murphy bed, tv and even dishes, the suite has central AC and is truly move-in ready. Step outside to enjoy your private ground-floor patio with a gas BBQ, or take advantage of the building's many amenities, including a games room, car wash bay, and playground. For added convenience, the property includes an above-ground, titled parking stall (#679) and a secure underground storage unit (#441), plus your own in-suite laundry. Located within walking distance to the StoneyCreek Plaza and the Commons at Eagle Ridge, and public transit just steps away, the location can't be beat. Condo fees are \$370.66 per month.

Built in 2008

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2251541  |
| Price      | \$125,000 |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 492         |
| Acres          | 0.00        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Loft        |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 102, 136c Sandpiper Road |
| Subdivision | Eagle Ridge              |
| City        | Fort McMurray            |
| County      | Wood Buffalo             |
| Province    | Alberta                  |
| Postal Code | T9K 0J7                  |

### Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Amenities      | Fitness Center, Park, Parking, Playground, Recreation Room, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                         |
| Parking        | Off Street, Outside, Plug-In, Stall, Titled                                                               |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features                                                                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                         |
| Cooling           | Central Air                                                                                                    |
| # of Stories      | 6                                                                                                              |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Barbecue, Storage, Playground |
| Construction      | Concrete                      |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 5                   |
| Zoning         | R5                  |

### Listing Details

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