# \$239,900 - 406, 136c Sandpiper Road, Fort McMurray

MLS® #A2257269

## \$239,900

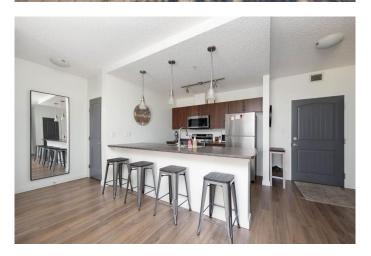
2 Bedroom, 2.00 Bathroom, 1,093 sqft Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 406-136 C Sandpiper! Move-in ready and freshly updated with new flooring and paint, this stylish 2-bedroom, 2-bath condo offers 1,093 SQ.FT of modern living space in one of Fort McMurray's most desirable neighborhoods. The open-concept kitchen features rich dark cabinetry, newer appliances, and a large island that flows seamlessly into the living and dining areasâ€"perfect for entertaining or working from home. Natural light fills the space, and on clear nights you'II even enjoy front-row views of the Northern Lights right from your balcony. Both bedrooms come with walk-through closets for plenty of storage. The primary bedroom includes a private ensuite, while the second bedroom has direct access to the main bathâ€"ideal for roommates, guests. or a home office setup. Convenience is everywhere with a storage room with in-suite laundry, and a tandem heated underground parking stall with an extra storage locker in the front. The building is designed with lifestyle in mind: soundproof concrete construction, a fitness room, car wash bay, secure heated parkade, and even A/C in the hallways for comfort. Outside, enjoy walking trails, green spaces, and nearby shops, restaurants, and transit. Condo fees cover almost everythingâ€"heat, water, sewer, garbage, snow removal, exterior maintenance, building insurance, and moreâ€"making budgeting simple. With quick possession available, this is your chance to own a stylish condo in a vibrant







community.

#### Built in 2008

### **Essential Information**

MLS® # A2257269 Price \$239,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,093
Acres 0.00
Year Built 2008

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 406, 136c Sandpiper Road

Subdivision Eagle Ridge
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 0J7

### **Amenities**

Amenities Elevator(s), Park, Playground, Snow Removal, Storage, Trash, Visitor

Parking, Car Wash, Parking

Parking Spaces 2

Parking Off Street, Parkade, Stall, Underground

Interior

Interior Features Laminate Counters, Open Floorplan, See Remarks, Vinyl Windows,

Walk-In Closet(s)

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer,

Window Coverings, See Remarks

Heating Baseboard

Cooling None

# of Stories 5

## **Exterior**

Exterior Features Other

Roof Tar/Gravel

Construction Concrete, Stone, Stucco

## **Additional Information**

Date Listed September 20th, 2025

Days on Market 46

Zoning R5

## **Listing Details**

Listing Office RE/MAX Connect

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