

616, 136A Sandpiper ROAD
Fort McMurray, Alberta

MLS # A2271224



\$160,000

Division:	Eagle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	682 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 494
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R5
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to The Peaks—where comfort meets convenience. This top-floor one-bedroom residence showcases serene views of the interior courtyard and playground, offering a private and peaceful backdrop. The thoughtfully designed open-concept layout features an eat-up breakfast bar with room for a full dinette, seamlessly flowing into a spacious living room with direct access to the balcony. The primary bedroom includes a walk-through closet leading to a well-appointed full bathroom, while in-suite laundry adds everyday ease. The balcony is equipped with both a natural gas BBQ hookup and an AC hookup, enhancing your outdoor and seasonal comfort. This home comes complete with one underground titled parking stall and a tandem storage unit (#148)—ideal for keeping life organized. Condo fees provide exceptional value, covering: Heat • Water • Garbage removal • Underground car wash station • Professional management • Exterior maintenance • Building insurance. Perfectly positioned near grocery stores, dining, fitness centres, and essential amenities, this residence offers an elevated lifestyle in a highly desirable location.