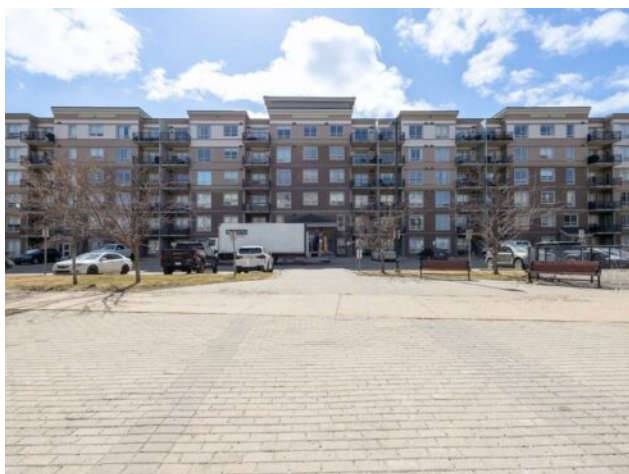


**111, 136A Sandpiper Road
Fort McMurray, Alberta****MLS # A2210245****\$165,000**

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Eagle Ridge | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 693 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Off Street, Parkade, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | |
|--------------------|-----------------------------|
| Heating: | Baseboard |
| Floors: | Vinyl Plank |
| Roof: | - |
| Basement: | - |
| Exterior: | Brick, Concrete, Stucco |
| Foundation: | - |
| Features: | Open Floorplan, See Remarks |

| | |
|-------------------|--------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 470 |
| LLD: | - |
| Zoning: | R5 |
| Utilities: | - |

Inclusions: Fridge, stove, dishwasher, OTR microwave, washer, dryer, ac unit

UNDERGROUND PARKING! Step into effortless living with this beautifully renovated ground-floor unit — fully updated and 100% move-in ready! Featuring durable, low-maintenance LVP flooring throughout (that's right — no carpet anywhere), this modern space is designed for your on-the-go lifestyle. Enjoy an open-concept layout where the sleek kitchen flows seamlessly into the dining and living areas, making it easy to entertain or just kick back and relax. You'll love the convenience of in-suite laundry, and the spacious primary bedroom with a bright window, a walk-through closet (complete with built-in organizers!), and access to the 4-piece bathroom. Additional highlights include air conditioning to keep you cool year-round, top-down bottom-up blinds for the perfect balance of light and privacy, trendy, neutral paint tones that suit any style and pet-friendly with direct outdoor access — no stairs, no elevator waits, just grab the leash and go! This condo comes with a parking heated underground stall (158) with a storage locker in the front of the stall . Located in a soundproof concrete construction complex, residents enjoy excellent security, air-conditioned hallways, a common-area workout room, a car wash bay in the underground parkade, and an outdoor children's playground. Situated in the desirable Eagle Ridge community, this home is close to amenities, scenic trails, and bus routes. Plus, it's within walking distance of Stoney Creek Village—perfect for commuters! Condo fees include professional management, exterior maintenance and snow removal, reserve fund contributions, sewer, water, heat, garbage pickup and building insurance. This fully renovated, move-in-ready condo is a must-see! Don't miss your chance to call it home—schedule your private viewing today! This is modern, low-hassle living at its best

— whether you're working from home, commuting, or just living your best life. Quick possession available — just move in and make it yours!