

# \$265,000 - 405, 136c Sandpiper Road, Fort McMurray

MLS® #A2255630

## \$265,000

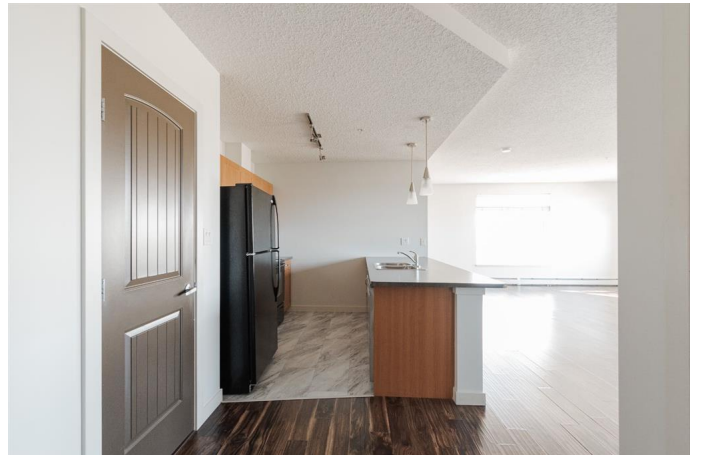
2 Bedroom, 2.00 Bathroom, 1,165 sqft  
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 405-136C Sandpiper Road: One of the largest floor plans in these highly sought-after concrete buildings, this fourth-floor corner unit offers an expansive 1,164 sq/ft layout with two bedrooms, two bathrooms, two balconies, and central A/C, making it completely turn-key. The tandem two-car parking stall and storage locker is conveniently located right next to the elevator, ensuring easy trips up and down.

Stepping inside, youâ€™re greeted by a wide foyer with a large coat closet on one side and a storage closet with stacked laundry on the other. From here, the bright and open living space unfolds. The kitchen sits at the heart of the home, featuring a long eat-up peninsula that provides plenty of room for dining and meal prep, while a pantry adds to the generous storage. The adjacent dining area is filled with natural light from a large window, and the spacious living room offers direct access to one of the two balconies, complete with a gas hookup for your BBQ. Oversized windows flood the entire main living area with sunshine, creating a warm and inviting ambiance.

Off the living room, the primary bedroom awaits with space for a king-sized bed, a walk-in closet, and a private four-piece ensuite. The second bedroom is thoughtfully located on the opposite side of the home, just off the kitchen, with a walk in closet and another full four-piece bathroom accessible from the bedroom or hallway just outside. This



smart design offers privacy and comfort for guests, roommates, or family members. Residents of the building enjoy access to a fully equipped fitness room, a convenient car wash bay, and secure entry with on-site management. Perfectly situated within walking distance to Eagle Ridge Commons, grocery stores, restaurants, schools, and scenic trails, this is a rare opportunity to enjoy a peaceful yet connected lifestyle in one of Fort McMurray's most desirable condo buildings.

Schedule your private tour today and experience the comfort, space, and thoughtful design of 405-136C Sandpiper Road.

Built in 2008

### **Essential Information**

MLS® #	A2255630
Price	\$265,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,165
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	405, 136c Sandpiper Road
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0J7

### **Amenities**

Amenities	Elevator(s), Fitness Center, Parking, Snow Removal, Trash
Parking Spaces	2
Parking	Parkade, Titled, Underground, Tandem

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	6

### **Exterior**

Exterior Features	Balcony
Construction	Concrete

### **Additional Information**

Date Listed	September 21st, 2025
Days on Market	8
Zoning	R5

### **Listing Details**

Listing Office	The Agency North Central Alberta
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