

\$229,000 - 414, 136b Sandpiper Road, Fort McMurray

MLS® #A2264036

\$229,000

2 Bedroom, 2.00 Bathroom, 1,037 sqft

Residential on 0.00 Acres

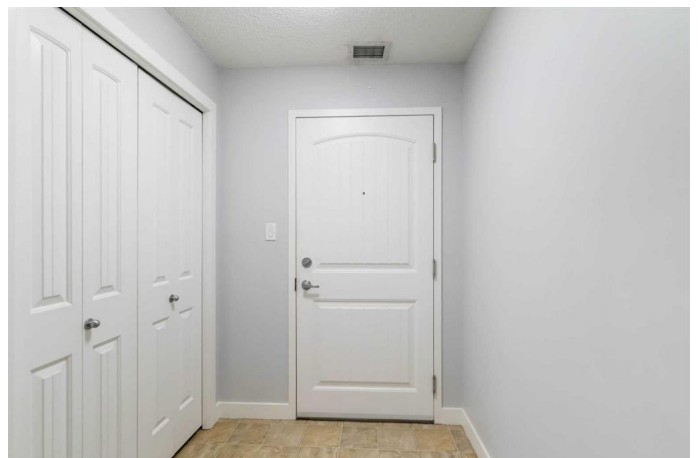
Eagle Ridge, Fort McMurray, Alberta

Welcome to this TOP FLOOR 2-Bedroom Corner Unit in Eagle Ridge! This beautiful 2-bedroom, 2-bathroom unit offers exceptional privacy and natural light. Featuring two balconies, two parking stalls, and heated underground storage, this home is designed for comfort and convenience. Inside, enjoy stainless steel appliances including a newer dishwasher, in-suite laundry, air conditioning, and a spacious layout. The primary bedroom offers a private ensuite, while the second bedroom includes a walk-through closet with direct access to the main bath. Building amenities include a fitness center, playground and car wash bay. The building is secure with elevator access and controlled entry. Located in the desirable community of Eagle Ridge, youâ€™ll be steps from parks, walking trails, restaurants, shopping, and the Birchwood Trails. This property combines modern living with an unbeatable location!

Built in 2008

Essential Information

MLS® #	A2264036
Price	\$229,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,037
Acres	0.00



Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	414, 136b Sandpiper Road
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J 9J7

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Parking, Secured Parking, Visitor Parking, Playground, Park
Parking Spaces	2
Parking	Parkade, Underground, Secured, Tandem, Titled

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Stove(s)
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony, Playground
Construction	Concrete

Additional Information

Date Listed	October 12th, 2025
Days on Market	24
Zoning	R5

Listing Details

Listing Office	EXP REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.