

\$245,000 - 409, 136d Sandpiper Road, Fort McMurray

MLS® #A2245492

\$245,000

2 Bedroom, 2.00 Bathroom, 1,067 sqft

Residential on 0.00 Acres

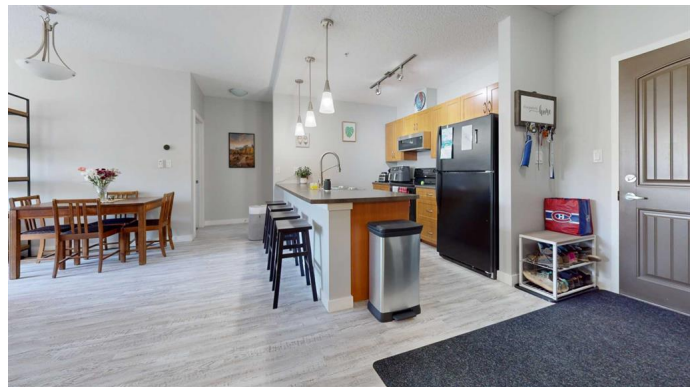
Eagle Ridge, Fort McMurray, Alberta

Welcome to the heart of Eagle Ridge, one of Fort McMurray's most vibrant and community-focused neighbourhoods! This beautifully updated 2-bedroom, 2-full bathroom condo features fresh paint and stylish new flooring throughout, creating a modern and welcoming atmosphere. The functional layout includes in-suite laundry and a south-facing balcony with a gas BBQ hookup, perfect for enjoying sunny days and evening grilling. This unit also comes with two titled parking stalls. One in the heated underground parkade (complete with a car wash bay) and the other a powered surface stall for added convenience. The building also offers excellent amenities including a fully equipped gym and a stylish rec room for hosting friends and family. Just steps from scenic walking trails, top-rated schools, cozy cafes, restaurants, and Eagle Ridge Commons, this condo is ideal for first-time buyers, downsizers, or investors looking to join a vibrant, well-connected community.

Built in 2008

Essential Information

MLS® #	A2245492
Price	\$245,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,067
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	409, 136d Sandpiper Road
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0J7

Amenities

Amenities	Car Wash, Elevator(s), Park, Parking, Party Room, Playground, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Enclosed, Garage Door Opener, Heated Garage, Secured, Titled, Underground

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	6

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	August 2nd, 2025
Days on Market	40
Zoning	R5

Listing Details

Listing Office RE/MAX Connect

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 MLSÂ®, Multiple Listing ServiceÂ® 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.