

# \$125,000 - 618, 136c Sandpiper Road, Fort McMurray

MLS® #A2264678

**\$125,000**

0 Bedroom, 1.00 Bathroom, 536 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 618&#136C Sandpiper Road, a freshly updated top-floor unit offering comfort, convenience and incredible value in a highly walkable Eagle Ridge location. Painted from top to bottom in 2025, this suite feels bright, refreshed and move-in ready&#136C an ideal option for first-time buyers, frequent travellers, or investors seeking a low-maintenance property. This bachelor-style layout is thoughtfully designed to maximize space, with an open living and sleeping area, a well-planned kitchen, and a full four-piece bathroom. Natural light fills the space thanks to large windows, and the top-floor position means added privacy and no footsteps above. In-suite laundry adds convenience, and a large storage closet creates practical functionality. Step outside to enjoy your private balcony - perfect for morning coffee or fresh air - and take advantage of the above-ground parking stall and underground storage unit included with the unit. The building is secure and well-maintained, offering excellent amenities including a fitness room, billiards room, library, on-site car wash bay and playground. Located just steps from restaurants, shopping, public transit and key amenities, this is an easy lifestyle in one of Fort McMurray&#136C's most connected neighbourhoods.

Built in 2008

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2264678    |
| Price          | \$125,000   |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 536         |
| Acres          | 0.00        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Loft        |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 618, 136c Sandpiper Road |
| Subdivision | Eagle Ridge              |
| City        | Fort McMurray            |
| County      | Wood Buffalo             |
| Province    | Alberta                  |
| Postal Code | T9K 0J7                  |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Elevator(s), Playground, Snow Removal, Trash |
| Parking Spaces | 1                                            |
| Parking        | Stall                                        |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Storage, Walk-In Closet(s)                                    |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Boiler                                                                        |
| Cooling           | Window Unit(s)                                                                |
| # of Stories      | 6                                                                             |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 17th, 2025 |
|-------------|--------------------|

|                |    |
|----------------|----|
| Days on Market | 12 |
| Zoning         | R5 |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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