

# \$270,000 - 614, 136c Sandpiper Road, Fort McMurray

MLS® #A2255322

**\$270,000**

2 Bedroom, 2.00 Bathroom, 1,098 sqft

Residential on 0.00 Acres

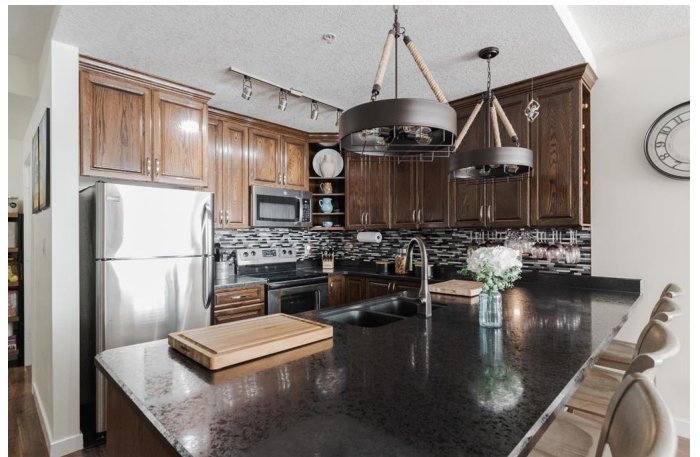
Eagle Ridge, Fort McMurray, Alberta

Welcome to 614-136C Sandpiper Road: a rare top-floor corner condo with two bedrooms, two bathrooms, and two private balconies, offered by its original owners. With thoughtful upgrades, this home combines style, comfort, and functionality in one of Fort McMurray's most desirable concrete buildings.

The heart of the home is the beautifully renovated kitchen, a \$20,000 transformation that features real wood cabinets stacked to the ceiling, soft-close doors, custom pull-outs, a built-in wine rack, a touch faucet, and modern dark counters. The kitchen includes an extended peninsula for added dining and meal space. Updated flooring, new ceiling fans with remotes (2025), and zebra blinds add modern touches, while built-in A/C ensures comfort year-round.

The open-concept layout offers a spacious and bright living area that flows onto the first of two balconies, perfect for enjoying both morning coffee and evening views. The primary bedroom includes its own four-piece ensuite and a large walk-in closet with custom built-in shelves and drawers, while the second bedroom is well-sized with a walk-through closet that leads to the second four-piece bathroom.

Additional conveniences include in-suite laundry (updated 2 years ago), a 9x4 storage locker, and tandem parking for two vehicles. Well-maintained and full of pride of ownership, this top-floor corner unit is move-in ready and perfectly suited for anyone seeking a



low-maintenance lifestyle with high-end touches. Schedule your private showing today.

Built in 2008

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2255322          |
| Price          | \$270,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,098             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 614, 136c Sandpiper Road |
| Subdivision | Eagle Ridge              |
| City        | Fort McMurray            |
| County      | Wood Buffalo             |
| Province    | Alberta                  |
| Postal Code | T9K 0J7                  |

**Amenities**

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Trash, Visitor Parking |
| Parking Spaces | 2                                                   |
| Parking        | Stall, Underground, Parking Lot, Tandem, Titled     |

**Interior**

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Open Floorplan, Storage, Walk-In Closet(s), Laminate Counters                       |
| 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, Storage

Construction        Brick

## Additional Information

Date Listed            September 12th, 2025

Days on Market      7

Zoning                R5

## Listing Details

Listing Office        The Agency North Central Alberta

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