

\$249,900 - 406, 136c Sandpiper Road, Fort McMurray

MLS® #A2257269

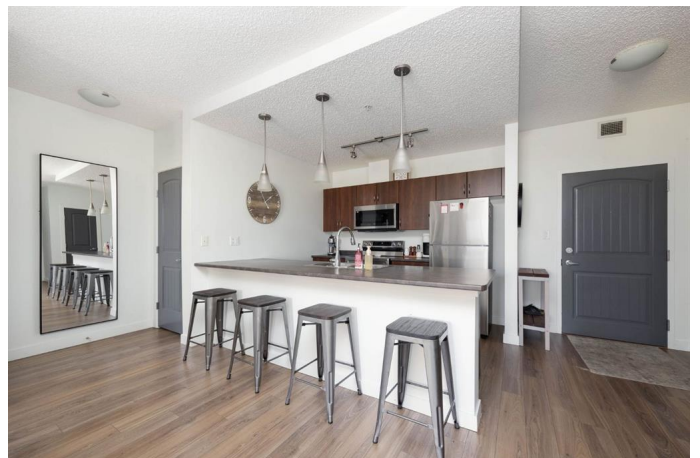
\$249,900

2 Bedroom, 2.00 Bathroom, 1,093 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 406-136 C Sandpiper! Move-in ready and freshly updated with new flooring and paint, this stylish 2-bedroom, 2-bath condo offers 1,093 SQ.FT of modern living space in one of Fort McMurray's most desirable neighborhoods. The open-concept kitchen features rich dark cabinetry, newer appliances, and a large island that flows seamlessly into the living and dining areas—perfect for entertaining or working from home. Natural light fills the space, and on clear nights you'll even enjoy front-row views of the Northern Lights right from your balcony. Both bedrooms come with walk-through closets for plenty of storage. The primary bedroom includes a private ensuite, while the second bedroom has direct access to the main bath—ideal for roommates, guests, or a home office setup. Convenience is everywhere with a storage room with in-suite laundry, and a tandem heated underground parking stall with an extra storage locker in the front. The building is designed with lifestyle in mind: soundproof concrete construction, a fitness room, car wash bay, secure heated parkade, and even A/C in the hallways for comfort. Outside, enjoy walking trails, green spaces, and nearby shops, restaurants, and transit. Condo fees cover almost everything—heat, water, sewer, garbage, snow removal, exterior maintenance, building insurance, and more—making budgeting simple. With quick possession available, this is your chance to own a stylish condo in a vibrant



community.

Built in 2008

Essential Information

MLS® #	A2257269
Price	\$249,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,093
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	406, 136c 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, Playground, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Off Street, Parkade, Stall, Underground

Interior

Interior Features	Laminate Counters, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Baseboard
Cooling	None

of Stories 5

Exterior

Exterior Features Other
Roof Tar/Gravel
Construction Concrete, Stone, Stucco

Additional Information

Date Listed September 20th, 2025
Days on Market 23
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.