

\$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

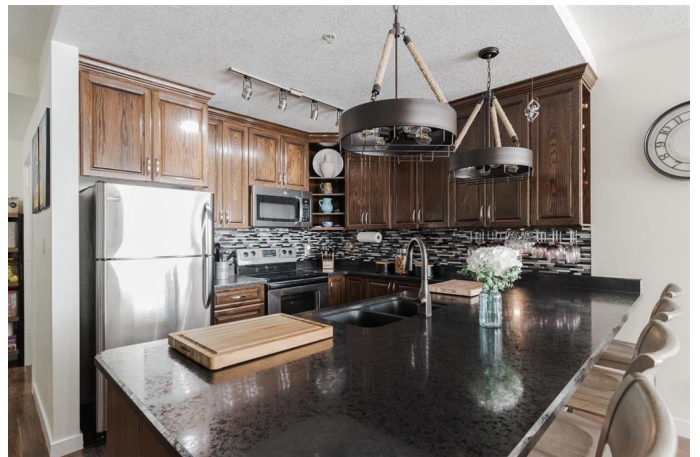
Eagle Ridge, Fort McMurray, Alberta

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	Parking Lot, Stall, Tandem, Titled, Underground

Interior

Interior Features	Built-in Features, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)
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 1

Zoning R5

Listing Details

Listing Office The Agency North Central Alberta

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