

\$234,900 - 306, 136a Sandpiper Road, Fort McMurray

MLS® #A2253449

\$234,900

2 Bedroom, 2.00 Bathroom, 1,077 sqft

Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 136A Sandpiper Road Unit 306—a bright and spacious 3rd-floor condo in one of Eagle Ridge's most sought-after communities. This open-concept home features a modern kitchen with ample cabinetry, stylish light fixtures, and a large breakfast bar that flows seamlessly into the dining and living areas. The primary bedroom offers a generous walk-in closet and a full 4-piece ensuite, while the second bedroom also boasts its own walk-in closet and convenient direct access to the main bathroom. Additional highlights include a versatile storage room, convenient in-suite laundry facilities, and a private balcony—perfect for enjoying morning coffee or evening relaxation.

Enjoy the convenience of two titled parking stalls—one secure underground and one surface—making vehicle storage stress-free. This soundproof concrete building is designed for comfort and peace of mind, with amenities including a fitness room, car wash bay, outdoor playground, air-conditioned common areas, and enhanced security. Located in the heart of Eagle Ridge, you'll be steps from scenic trails, schools, bus routes, and within walking distance of Stoney Creek Village for shopping, dining, and everyday needs. Condo fees cover heat, water, sewer, garbage, exterior maintenance, snow removal, reserve fund, building insurance, and professional management. Don't miss the chance to



own this exceptional Eagle Ridge condo—where convenience, lifestyle, and value come together. Call today to book your personal viewing.

Built in 2007

Essential Information

MLS® #	A2253449
Price	\$234,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,077
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	306, 136a 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, Recreation Facilities, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Stall, Underground, Titled

Interior

Interior Features	Breakfast Bar, Walk-In Closet(s), Track Lighting
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard

Cooling Wall Unit(s)

of Stories 4

Exterior

Exterior Features Balcony

Lot Description Other

Roof Asphalt Shingle

Construction Brick, Concrete, Stucco

Additional Information

Date Listed September 3rd, 2025

Days on Market 13

Zoning R5

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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.