

\$609,900 - 117 Sandhill Place, Fort McMurray

MLS® #A2250070

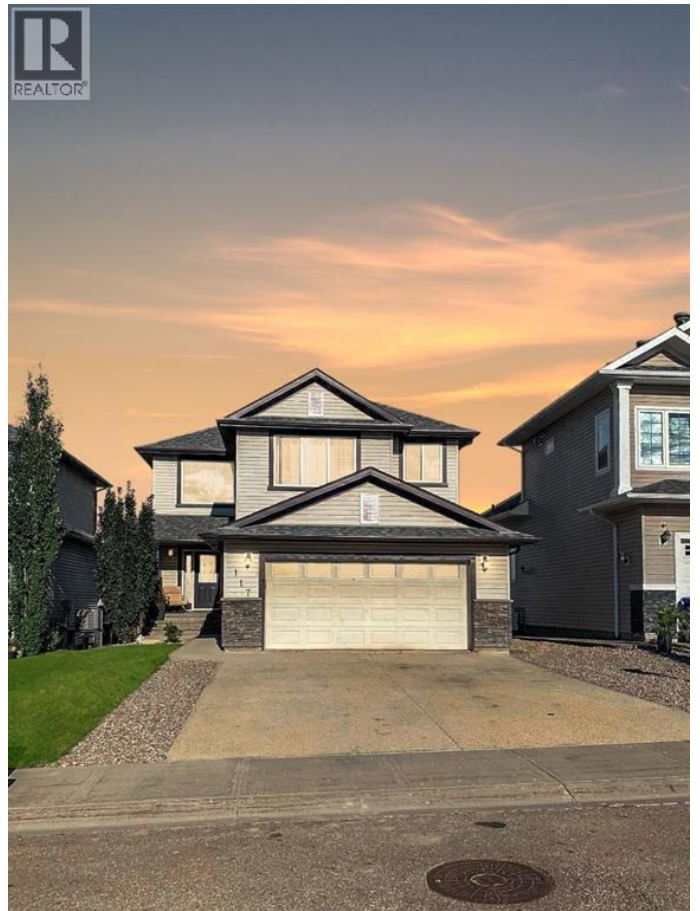
\$609,900

5 Bedroom, 4.00 Bathroom, 1,674 sqft

Single Family on 0.18 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 117 Sandhill Place! This home is in a prime location, close to all amenities, and is sure to impress. From the moment you step inside, the high ceilings and abundant natural light create a bright, open, and welcoming atmosphere. The main floor features hardwood and tile flooring throughout. The kitchen is both stylish and functional, with stainless steel appliances, granite countertops, and a corner pantry. Just off the dining area, patio doors open to the back deck, which includes a gas line for a barbecue, perfect for relaxing or entertaining while enjoying the stunning views. As you head upstairs, you'll find a generously sized bedroom with plenty of natural light. Adjacent to it is a four-piece bathroom for added convenience. The highlight of the upper level is the stunning primary suite, featuring a spacious walk-in closet with ample storage for your wardrobe. The luxurious four-piece ensuite is a true spa-like retreat, complete with a deep jacuzzi tub for unwinding after a long day, a sleek glass-enclosed shower, and a stylish vanity with plenty of counter space. Before making your way down to the walkout basement, you'll pass a spacious bedroom—perfect for guests or a home office—and a beautiful three-piece bathroom as well as main floor laundry. You'll also walk by the heated double garage, which has been updated with a fresh, durable floor coating and offers plenty of storage space. Heading down to the walkout basement, you'll find a space that offers



incredible versatility. With its own separate entrance and a second kitchen featuring stainless steel appliances, itâ€™s perfect for extended family or guests. This level also includes a comfortable living room, two generously sized bedrooms, and another four-piece bathroom. For added convenience, the closet in the living room has hookups for a washer and dryer, providing extra functionality. Additionally, the home features a new hot water tank. Step outside into the spacious backyard, where a cozy fire pit awaits, perfect for gatherings. Plus, with direct access to a schoolyard, itâ€™s an unbeatable location for families. This home strikes the perfect balance between comfort and convenience. Itâ€™s move-in ready and waiting for you to make it your own! (id:6289)

Built in 2009

Essential Information

Listing #	A2250070
Price	\$609,900
Bedrooms	5
Bathrooms	4.00
Square Footage	1,674
Acres	0.18
Year Built	2009
Type	Single Family
Sub-Type	Freehold

Community Information

Address	117 Sandhill Place
Subdivision	Eagle Ridge
City	Fort McMurray
Province	Alberta
Postal Code	T9K0S6

Amenities

Amenities	Park, Playground, Schools, Shopping
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Features	Cul-de-sac, PVC window, No Smoking Home, Gas BBQ Ho
Parking Spaces	4
Parking	Attached Garage, Garage, Ho
# of Garages	3
View	View

Interior

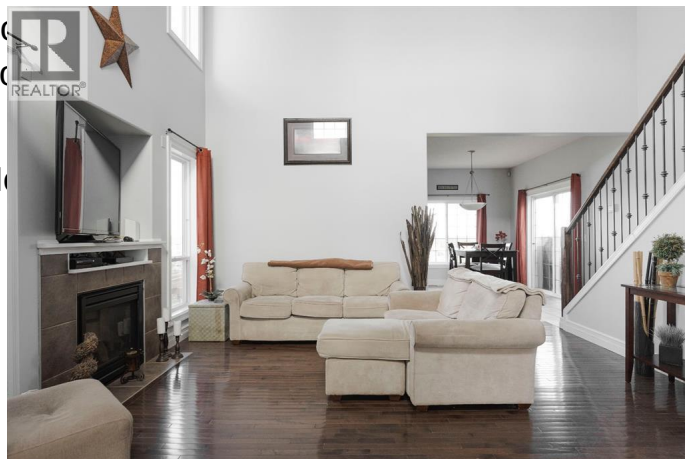
Appliances	Refrigerator, Dishwasher, Garage door opener, Washer & Dryer
Heating	Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding
Exterior Features	Garden Area, Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	The Agency North Central Alberta
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Listing information last updated on October 21st, 2025 at 11:01pm PDT