$620,000 - 117 Sandhill Place, Fort McMurray

MLS® #A2191385
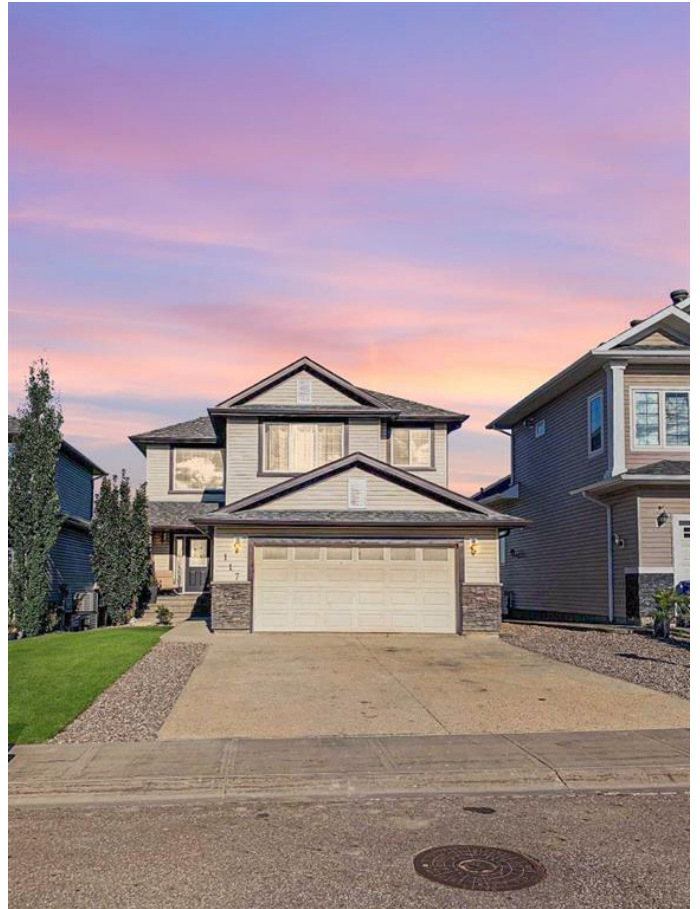
$620,000

5 Bedroom, 4.00 Bathroom, 1,517 sqft
Residential 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, it'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 and a new sump pump. Step outside into the spacious backyard, where a cozy fire pit awaits—perfect for gatherings. Plus, with direct access to a schoolyard, it's an unbeatable location for families.

This home strikes the perfect balance between comfort and convenience. It's move-in ready and waiting for you to make it your own!

Built in 2010

Essential Information

MLS® #	A2191385
Price	$620,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,517
Acres	0.18
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	117 Sandhill Place
Subdivision	Eagle Ridge

City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0S6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Dri
# of Garages	2

Interior

Interior Features	Granite Counters, High Ceilir
Appliances	Dishwasher, Microwave, Ref
	Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 30th, 2025
Days on Market	158
Zoning	R1

Listing Details

Listing Office	The Agency North Central Alberta