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

MLS® #A2250070

\$609,900

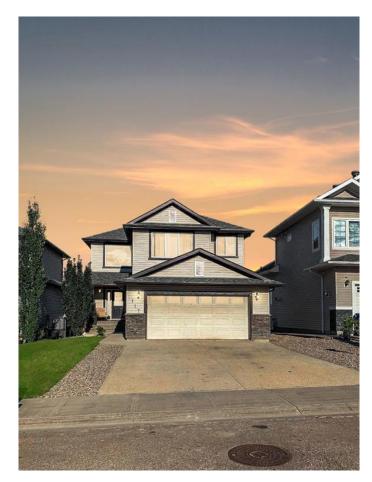
5 Bedroom, 4.00 Bathroom, 1,674 sqft Residential on 0.18 Acres

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'II 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'II pass a spacious bedroomâ€"perfect for guests or a home officeâ€" and a beautiful three-piece bathroom as-well as main floor laundry. You'II 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'II 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. 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 2009

Essential Information

MLS® # A2250070 Price \$609,900

Bedrooms 5 Bathrooms 4.00

Full Baths 4

Square Footage 1,674
Acres 0.18
Year Built 2009

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,

Faces Front, Heated Garage, On Street, Parking Pad

of Garages 2

Interior

Interior Features Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Jetted

Tub, No Animal Home, No Smoking Home, Pantry, Separate Entrance,

Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s),

Washer/Dryer, Window Coverings

Heating Fireplace(s), Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features BBQ gas line, Fire Pit, Garden

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard,

Garden, Gentle Sloping, Greenbelt, Landscaped, No Neighbours

Behind, Rectangular Lot, Street Lighting, Views

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 19th, 2025

Days on Market 76

Zoning R1

Listing Details

Listing Office	The Agency North Central Alberta
D	
deemed reliable but is n	ar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and e owned by The Canadian Real Estate Association (CREA) and identify the quality of services
	professionals who are members of CREA. Used under license.