

# \$620,000 - 117 Sandhill Place, Fort McMurray

MLS® #A2191385

**\$620,000**

5 Bedroom, 4.00 Bathroom, 1,517 sqft

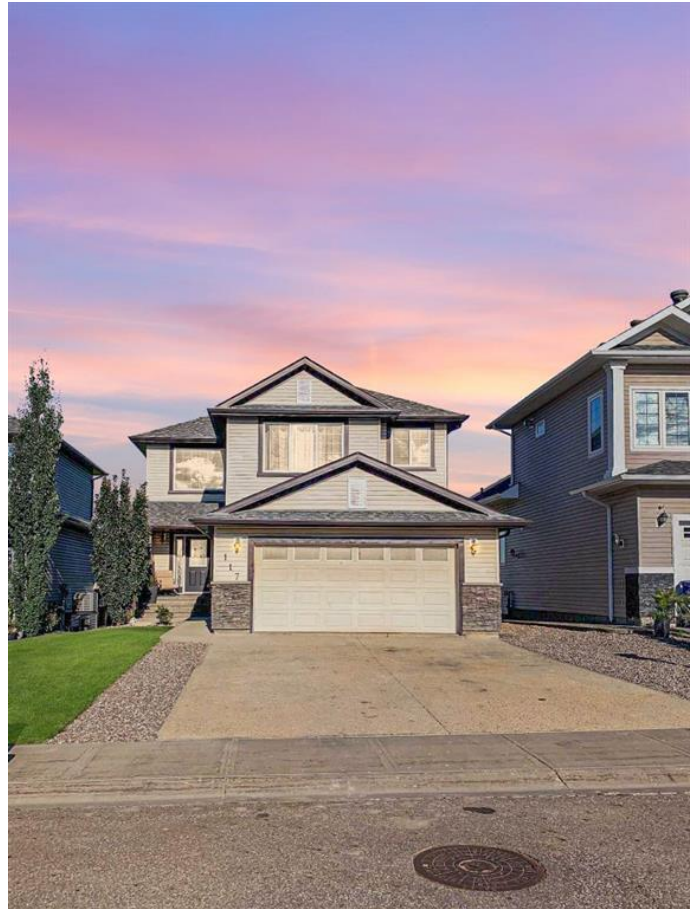
Residential on 0.18 Acres

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, youâ€™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 and a new sump pump. Step outside into the spacious backyard, where a cozy fire pit awaitsâ€”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!

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, Drive-In
# of Garages	2

### Interior

Interior Features	Granite Counters, Jetted Tub
Appliances	Dishwasher, Microwave, Refrigerator, Stove, Washer, Dryer, Coverings
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Out



### Exterior

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

### Additional Information

Date Listed	January 30th, 2025
Days on Market	138
Zoning	R1

### Listing Details

Listing Office	The Agency North Central Alberta
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