



THE
A-TEAM

**RE/MAX
FIRST**

106 SANDPIPER Road, Fort McMurray T9K 0L9

MLS® #: **A2098730**

Area: **Eagle Ridge**

Listing Date: **12/23/23**

List Price: **\$419,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 13-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2013**

Lot Information

Lot Sz Ar: **2,228 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,648**
Low Sqft:
Ttl Sqft: **1,648**

DOM

133

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Rectangular Lot
Off Street,Parking Pad,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard,Storage**

Construction:
Concrete,Mixed,Vinyl Siding,Wood Frame
Flooring:
Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

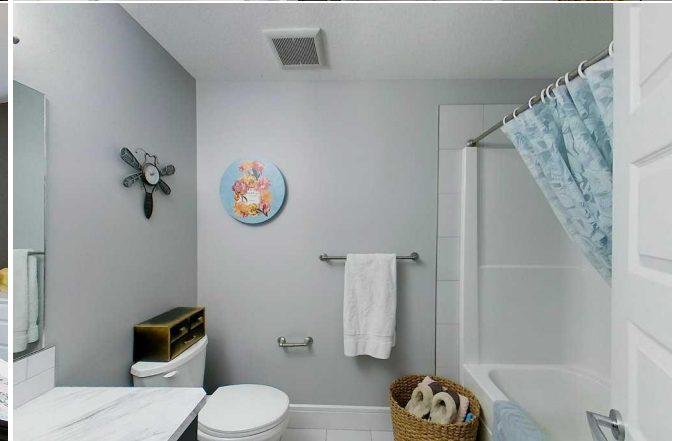
| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|-----------------|----------------------|
| 4pc Bathroom | Upper | 5`8" x 7`6" |
| Bedroom | Upper | 9`2" x 11`7" |
| Bedroom - Primary | Upper | 13`8" x 15`3" |
| Dining Room | Main | 13`7" x 7`7" |
| Kitchen | Main | 8`6" x 18`4" |
| 4pc Bathroom | Basement | 5`11" x 9`4" |

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|-----------------|-----------------------|
| 4pc Ensuite bath | Upper | 8`10" x 5`11" |
| Bedroom | Upper | 9`11" x 11`7" |
| 2pc Bathroom | Main | 5`1" x 5`5" |
| Family Room | Main | 10`9" x 14`11" |
| Living Room | Main | 14`0" x 15`10" |
| Bedroom | Basement | 11`0" x 11`2" |

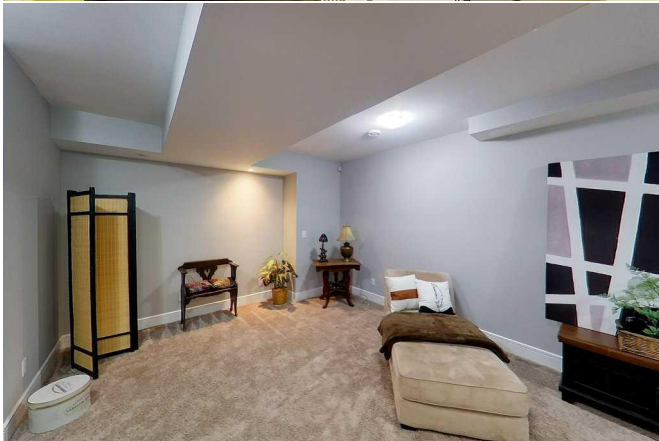
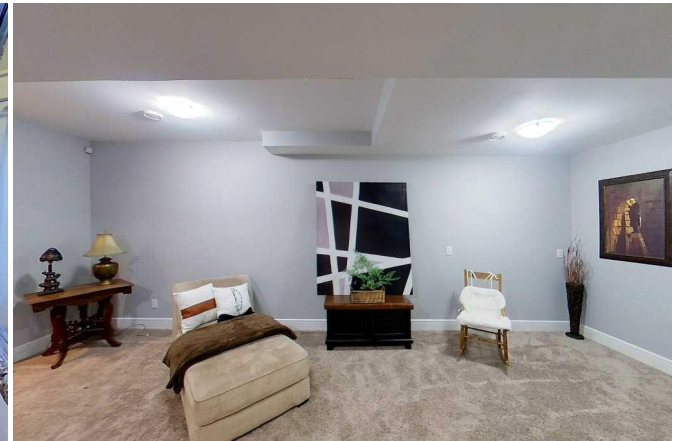
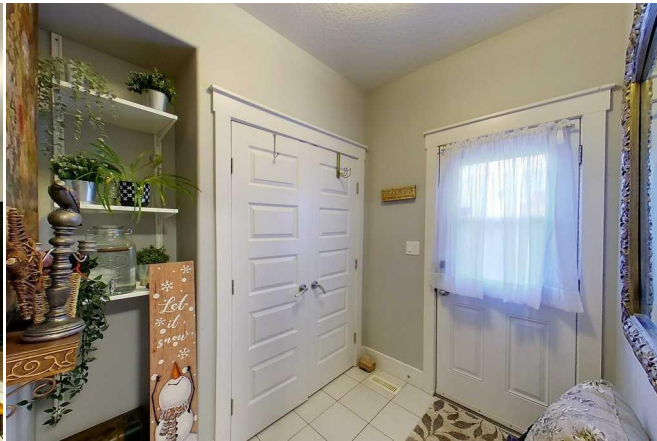
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|--|----------|--|---------------------|---------------|--------------|
| Den | Basement | 8`8" x 11`0" | Den | Basement | 8`8" x 11`0" |
| Game Room | Basement | 18`8" x 23`6" | Legal/Tax/Financial | | |
| Condo Fee: \$140 | | Title: Fee Simple Fee Freq: Monthly | | Zoning: R3 | |
| Legal Desc: | 1322134 | | | | |
| Remarks | | | | | |
| Pub Rmks: OH LA LA!! Welcome to the fabulous 106 Sandpiper Road where luxury meets prime EAGLE RIDGE location and convenience. This 4 bed + den, (utilized as a 5th bedroom) 4 bath townhome has alley access to the single detached garage and "decked out" back yard with an additional parking pad alongside the garage. Entering the back of the home you will be pleased with the sizeable boot room and large closets, additional built in shelving and the view of the homes masterpiece- The RENOVATED KITCHEN! The kitchen boasts granite countertops, glass backsplash, soft closing espresso cabintry with a corner walk-in pantry. This beauty has loads of prep space and an eat-up kitchen island with additional storage cabinets and electrical outlets. The updated stainless steel appliance package, and light fixtures are the cherry on top. If OPEN CONCEPT is your vibe, you'll be vibing all the way to the dining and additonal conversation seating area with a built-in electrical fireplace all ecompassed around the kitchen. Entertaining is made easy here! If you need to duck away from the crowd the family room at the front of the home is a perfect place to cuddle up to with loads of natural light, and gas heated fireplace. You will find the main entry off here as well. Lets not forget about the built in desk/work space (granite tops and cabinets) and 2 piece bath on the main. The tasteful high quality hardwood floor runs seamless on the entire main level. Upstairs you will find a large stair landing easy to house another work space, bench seating or display (as currently set up). You will 3 bedrooms, upper laundry and TWO 4-piece bathrooms on this level. The primary is large with an ensuite 4 piece bath and walk-in closet. The windows in the primary are a good size letting in ALL of the NATURAL LIGHT. The basement boasts a HUGE REC ROOM with additional work/play spaces on either side of the stairs. You will find the large 4th bedroom, and den with french door (currently utilized as a massage room with plenty of space to designate the 5th bedroom.) Down here is the 4th bath, additional storage room, under the stair storage and a good sized utility room. There is an additional laundry closet plumbed and ready for install along with plumbing set for a future wet bar. Sandpiper road is an extremely CONVENIENT LOCATION to the site bus routes, shops, restaurants, schools, daycares, trails, parks, and community pond to name a few hot spots. Book your viewing today! You don't want to miss this one!! | | | | | |
| Inclusions: | | none | | | |
| Property Listed By: | | SELLER DIRECT NORTHERN HOMES REALTY | | | |

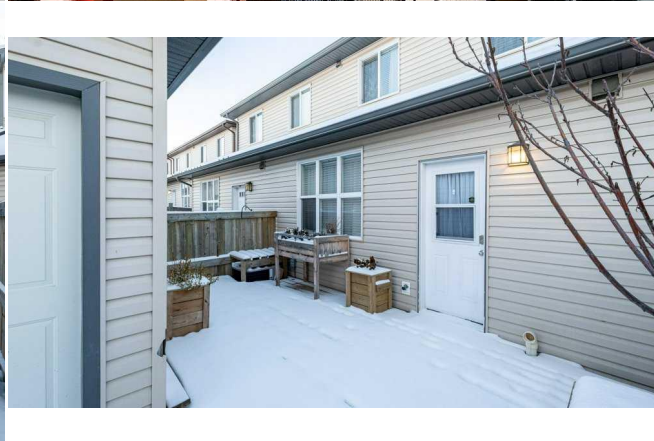
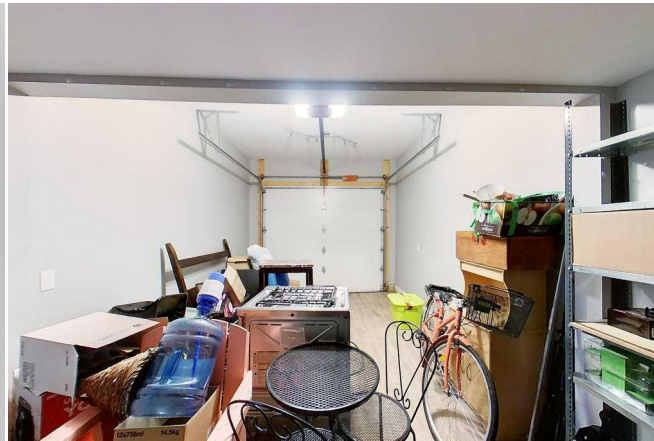
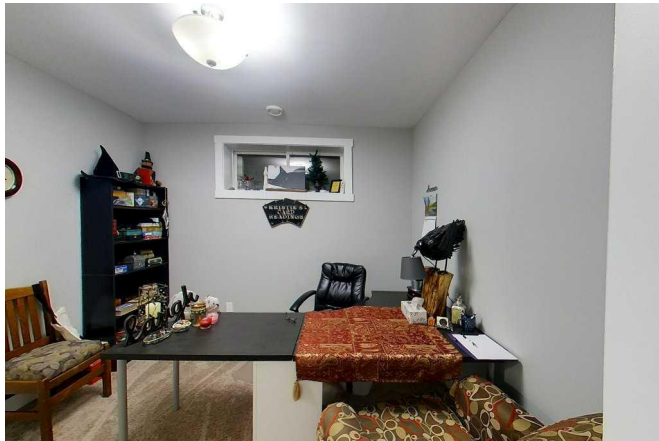
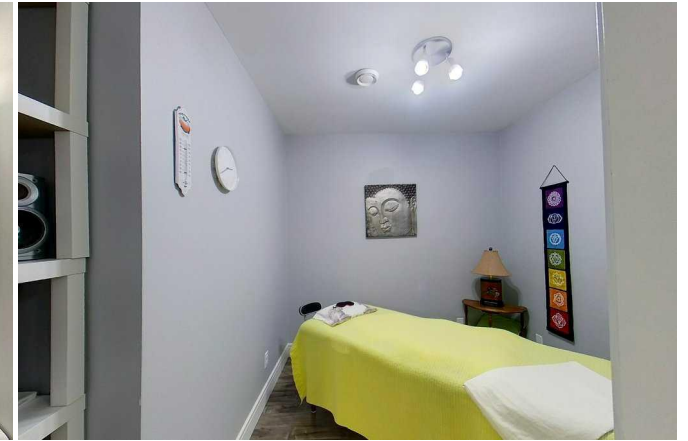
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800











106 Sandpiper Rd, Fort McMurray, AB

1st Floor Exterior Area 831.38 sq ft
Interior Area 764.21 sq ft



PREPARED: 2023/12/21

White regions are excluded from total floor area in OSU/DE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

106 Sandpiper Rd, Fort McMurray, AB

2nd Floor Exterior Area 107.09 sq ft
Interior Area 103.71 sq ft



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Basement (Below Grade) Exterior Area 899.19 sq ft
Interior Area 827.04 sq ft



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