



THE
A-TEAM

**RE/MAX
FIRST**

128 SANDHILL Place, Fort McMurray T9K 0S6

MLS®#: **A2107104**

Area: **Eagle Ridge**

Listing Date: **02/14/24**

List Price: **\$589,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2010

Lot Information

Finished Floor Area

Lot Sz Ar:

7,196 sqft

Lot Shape:

Abv Sqft:

1,446

Low Sqft:

Ttl Sqft:

1,446

DOM

83

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space

Double Garage Attached,Driveway

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer: **Public Sewer**

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**

Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Crown Molding,High Ceilings,Jetted Tub,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities: **Cable Available,Electricity Connected,Sewer Connected,Water Connected**

Room Information

Room

3pc Bathroom

Bedroom

Bedroom - Primary

Bedroom

Level

Main

Main

Upper

Basement

Dimensions

5`2" x 9`4"

9`3" x 13`2"

14`6" x 13`0"

11`5" x 10`3"

Room

Bedroom

4pc Ensuite bath

4pc Bathroom

Bedroom

Level

Main

Upper

Basement

Basement

Dimensions

10`0" x 13`2"

10`5" x 7`5"

9`8" x 10`2"

11`1" x 10`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0826307

Remarks

Pub Rmks: **EXCELLENT LOCATION, BACKING GREENSPACE, RV PARKING, VAULTED CEILINGS 5 BEDROOMS 3 FULL BATHROOMS and OVER 2400 SQ FT OF LIVING SPACE. Original owners are Welcoming you to this beautiful property located in a quiet cul-de-sac in Eagle Ridge. This home is perfectly situated within walking distance to two elementary schools, the Eagle Ridge Common Shopping Plaza, and the landmark Movie Theatre. With a spacious 7000+ square-foot lot, BACKING THE GREENSPACE you'll have plenty of room to enjoy outdoor activities in the fully fenced yard, there is a upper and lower deck. The lower deck can easily be removed should you want more lawn space. The covered rear deck with pot lighting is perfect for relaxing or entertaining guests and BBQing. Additionally, the front of the yard boasts an extra-long, exposed aggregate driveway and walkways, providing parking space for multiple cars and even an RV. Step inside and be impressed by the immaculate condition of this home. Hardwood floors, vaulted ceilings, Kitchen featuring solid cabinetry, quartz, and a big corner pantry and a stylish tile backsplash create a warm and inviting atmosphere. The kitchen is equipped with stainless steel appliances. The primary bedroom offers a luxurious retreat with a walk-in closet, a large window seat, and a full ensuite bathroom. The ensuite features a jet tub, a stand-up shower, and elegant quartz countertops. In total, there are five bedrooms in this house, with three located upstairs and two downstairs. The main level is completed with Convenience as key with laundry room upstairs, complete with built-in cabinetry and a sink. The basement features 9-foot ceilings and a spacious family room with a gas fireplace, perfect for cozy evenings with family and friends. The 4th and 5th bedrooms continue with the air 9ft ceilings and large above-ground windows. This lower level is complete with a 4 pc bathroom. The attached double-car garage not only is drywalled and insulated and provides additional 2-car parking space but also offers a separate entrance to the basement, adding flexibility to the use of the space. Other features of this home include central AC, central vacuum, roughed-in laundry hookups in the basement, upgraded furnace and hot water tank (having new parts), garage has gas line ran to it, black custom blinds, and more. Don't miss out on the opportunity to own this incredible property in Eagle Ridge. This home is turn-key and move-in ready. Pride of ownership shines through. Schedule a viewing today. Be sure to check out the amazing Summer pictures showing the true beauty of this well-manicured yard.**

Inclusions: **Fridge, stove, dishwasher, microwave, washer, dryer, shed, central a/c, blinds, central vac & attachments**

Property Listed By: **COLDWELL BANKER UNITED**

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











