



THE
A-TEAM

**RE/MAX
FIRST**

107 SANDPIPER Road, Fort McMurray T9K 0L9

MLS®#: **A2148379**

Area: **Eagle Ridge**

Listing Date: **07/10/24**

List Price: **\$405,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$14k, 05-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2012**

Lot Information

Lot Sz Ar: **1 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,617**
Low Sqft:
Ttl Sqft: **1,617**

DOM

68
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Open Lot**
Park Feat: **Alley Access,Garage Door Opener,Off Street,Single Garage Detached**

Utilities and Features

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

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Central Vacuum,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
Dining Room	Main	13`6" x 9`8"
Kitchen	Main	7`8" x 18`2"
4pc Bathroom	Upper	
Bedroom	Upper	9`1" x 11`9"
Laundry	Upper	6`3" x 5`10"
4pc Bathroom	Basement	

Room	Level	Dimensions
Nook	Main	3`6" x 5`4"
Family Room	Main	11`4" x 12`8"
Living Room	Main	13`10" x 15`5"
4pc Ensuite bath	Upper	
Bedroom	Upper	9`9" x 11`9"
Bedroom - Primary	Upper	13`6" x 14`8"
Bedroom	Basement	10`9" x 12`6"

**Game Room
Furnace/Utility Room**

**Basement
Basement**

**18`6" x 23`3"
7`3" x 8`5"**

Storage

Basement

8`1" x 10`4"

Legal/Tax/Financial

Condo Fee:
\$242

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **1224387**

Remarks

Pub Rmks: **Welcome to 107 Sandpiper Road! This meticulously maintained home is nestled in Eagle Ridge, offering convenient access to shopping, schools, bus stops, the movie theatre, walking trails, and playgrounds. What more could you ask for from a location?! Upon entry, you're greeted by a cozy living room featuring a large window for abundant natural light and a gas fireplace for chilly winter days. The kitchen boasts stainless steel appliances, including an upgraded fridge (2022), ample counter space, and a walk-in pantry ensuring plentiful storage. The main floor also includes a built-in office, dining room, secondary sitting room, and a spacious foyer leading to the fully fenced, low maintenance backyard complete with a large deck and detached garage. Upstairs, discover three sizable bedrooms, a full bath, and convenient upstairs laundry. The master bedroom features a generous walk-in closet and its own four-piece bathroom. The fully developed basement offers a spacious rec room perfect for entertaining, a fourth bedroom, additional storage room and a third full bathroom. Additionally, there is a laundry closet already plumbed and ready for installation, as well as plumbing in place for a future wet bar. Other features include: central air conditioning and central vacuum, You're not going to want to miss out on this one! Call today for your own private viewing!**

Inclusions: **All furniture negotiable**
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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