



THE
A-TEAM

**RE/MAX
FIRST**

345 SANDPIPER Road, Fort McMurray T9K 0L1

MLS® #: **A2155627** Area: **Eagle Ridge** Listing Date: **08/14/24** List Price: **\$569,000**
 Status: **Active** County: **Wood Buffalo** Change: **-\$11k, 19-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **4,824 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,323**
 Low Sqft:
 Ttl Sqft: **1,323**

DOM

159
Layout
 Beds: **4 (2 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Creek/River/Stream/Pond,Greenbelt,Landscaped,Standard Shaped Lot,Private,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Brick,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dryer,Garburator,Gas Cooktop,Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Built-in Features,Central Vacuum,Closet Organizers,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 5`3"	4pc Ensuite bath	Main	9`9" x 5`11"
Bedroom - Primary	Main	11`10" x 14`9"	Dining Room	Main	15`0" x 8`4"
Kitchen	Main	17`9" x 13`0"	Laundry	Main	6`2" x 9`10"
Living Room	Main	15`0" x 16`10"	Bedroom	Main	9`5" x 10`0"
4pc Bathroom	Basement	7`11" x 7`0"	Kitchenette	Basement	15`7" x 5`10"

Bedroom
Game Room
Furnace/Utility Room

Basement
Basement
Basement

12`7" x 11`1"
15`7" x 25`9"
8`1" x 6`7"

Bedroom
Furnace/Utility Room

Basement
Basement

12`8" x 15`4"
15`7" x 10`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0726427

Zoning:
R1

Remarks

Pub Rmks:

****Stunning Custom Walk-Out Bungalow Backing onto Eagle Ridge Pond** Embrace the tranquility of nature in this exquisite custom-built walk-out bungalow, a perfectly situated corner lot on the picturesque Eagle Ridge Pond. Imagine waking up to the soothing sights and sounds of ducks and birds, right in your own backyard, with direct access to the extensive Birchwood trails for endless outdoor adventures, nature's natural gem, perfect for walking biking, and skiing this community is at the heart of it all. Step inside this open floor plan home where the main floor offers a chef's dream kitchen, complete with an abundance of cabinetry, a walk-in pantry, and upgraded built-in appliances including a gas stove. The eat-up island and garden doors leading to the deck make it ideal for both everyday living and entertaining. The bright living room, centred around a cozy fireplace, adds warmth and comfort. The main floor also features a 2nd bedroom/office, a 2-piece bath, and a luxurious master suite. The master suite is a true retreat, featuring built-in dressers, a walk-in closet, and a spa-inspired ensuite with a two-person Jacuzzi tub. The upper floor is beautifully finished with hardwood, tile floors, and vaulted ceilings. The fully finished lower level continues to impress with 9 ft ceilings, custom tile floors, in-floor heating and an expansive custom-built wet bar that features under-mount smart hue lighting, 2 new bar fridges and an ice maker, perfect for gatherings. Two large bedrooms, including one with a massive walk-in closet complete with organizers and a recreation/theatre room complete with projector and screen that offers plenty of space for family or guests. Step outside into the private landscaped yard through the lower-level door to a concrete deck, pre-wired for a hot tub, and enjoy year-round relaxation. A quality build by Alves Homes packed with upgrades including programable in-floor heating in the basement, air conditioning, central vacuum, custom blinds, and newer hot water tank. The heated double-car garage, complete with radiant heat and built-in shelving offers plenty of room for vehicles, and all the toys and an additional shed for storage. Close to all amenities where you can Shop the stores, indulge in movies at Landmark Cinemas, or a bite at the local restaurants and pubs for lunch or a fun night out. Eagle Ridge combines all aspects of urban and residential living. Walking distance to schools. Don't miss this opportunity to own a piece of paradise with unmatched access to nature and luxurious living.**

Inclusions:

Stainless Steel Fridge, gas stove top, built-in oven and microwave, hood fan, garburator, custom blinds, central vac and attachments, front loading washer and dryer, projector and screen, TV in bar, 2 bar mini fridges, ice makers, large mirror in the downstairs bedroom, garage door opener and one remote, garage radiant heater, storage racks, workbench, shed, outdoor storage box. 2 Pinball machines are negotiable.

Property Listed By:

COLDWELL BANKER UNITED

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









