



THE
A-TEAM

**RE/MAX
FIRST**

107 SANDPIPER Road, Fort McMurray T9K 0L9

MLS® #: **A2175075**

Area: **Eagle Ridge**

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

List Price: **\$399,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Fort McMurray

Year Built:

2012

Lot Information

Finished Floor Area

Abv Sqft:

1,617

Low Sqft:

Lot Sz Ar:

1 sqft

Ttl Sqft:

1,617

Lot Shape:

DOM

58

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Open Lot
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 Legal/Tax/Financial	Basement	8`1" x 10`4"
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: Property Listed By:	All furniture negotiable ROYAL LEPAGE BENCHMARK				

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







