



**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**













