



THE
A-TEAM

**RE/MAX
FIRST**

133 SANDHILL Place, Fort McMurray T9K 0S6

MLS®#: **A2185452** Area: **Eagle Ridge** Listing Date: **01/04/25** List Price: **\$589,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2009** Abv Sqft: **1,691**
Lot Information Low Sqft:
 Lot Sz Ar: **7,191 sqft** Ttl Sqft: **1,691**
 Lot Shape:

DOM

7
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **In Floor, Forced Air** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Entrance, Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner, Microwave Hood Fan, Range, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings**
 Int Feat: **Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`1"	Dining Room	Main	14`11" x 8`11"
Foyer	Main	7`4" x 8`4"	Kitchen	Main	15`0" x 12`3"
Laundry	Main	8`0" x 5`4"	Living Room	Main	16`2" x 13`0"
3pc Bathroom	Second	8`10" x 7`11"	4pc Bathroom	Second	7`10" x 5`0"
Bedroom	Second	9`6" x 12`3"	Bedroom	Second	13`10" x 11`11"
Bedroom - Primary	Second	21`2" x 14`7"	4pc Bathroom	Basement	12`10" x 5`11"
Kitchen	Basement	15`1" x 19`10"	Game Room	Basement	18`10" x 14`1"

Furnace/Utility Room

Basement

9'1" x 11'9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0826307

Zoning:
R1

Remarks

Pub Rmks: **Welcome to this stunning 2-story walk-out home in the heart of Eagle Ridge! Featuring a massive master suite with a walk-in closet and luxurious ensuite, plus two additional bedrooms upstairs, this home is perfect for families. The open-concept design highlights of the open field behind, offering ultimate privacy with no rear neighbours. Enjoy the convenience of an attached garage and the unbeatable location, just steps from shopping, dining, and the movie theatre. The walk-out basement boasts a fully legal bachelor suite with in-floor heating, making it ideal for rental income or extended family. A truly exceptional property in a sought-after neighbourhood! CALL OR TEXT TODAY for your own personal showing**

Inclusions:
Property Listed By: **n/a
EXP REALTY**

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







