



THE
A-TEAM

**RE/MAX
FIRST**

117 SANDHILL Place, Fort McMurray T9K 0S6

MLS® #: **A2191385**

Area: **Eagle Ridge**

Listing Date: **01/30/25**

List Price: **\$629,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$15k, 19-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2010

Lot Information

Lot Sz Ar:

7,735 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,517

Low Sqft:

Ttl Sqft:

1,517

DOM

78

Layout

Beds:

5 (3 2)

Baths:

4.0 (4 0)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Front Yard,Rectangular Lot
Double Garage Attached,Driveway**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Fireplace(s),Forced Air

Sewer:

Ext Feat:

BBQ gas line,Fire Pit,Garden

Construction:

Stone,Vinyl Siding

Flooring:

Carpet,Hardwood,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Granite Counters,High Ceilings,Jetted Tub,Pantry,Separate Entrance

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	4`6" x 8`2"	Bedroom	Main	11`11" x 13`10"
Dining Room	Main	9`0" x 12`10"	Kitchen	Main	9`4" x 12`10"
Living Room	Main	19`10" x 12`10"	4pc Bathroom	Second	8`1" x 5`1"
4pc Ensuite bath	Second	6`7" x 12`11"	Bedroom	Second	11`9" x 11`1"
Bedroom - Primary	Second	13`10" x 14`11"	4pc Bathroom	Basement	4`9" x 9`9"
Bedroom	Basement	8`10" x 13`1"	Bedroom	Basement	8`9" x 13`2"
Kitchen	Basement	10`5" x 11`7"	Game Room	Basement	19`4" x 21`9"
Furnace/Utility Room	Basement	9`6" x 5`10"			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R1
Legal Desc:	0826307

Remarks

Pub Rmks:	<p>Welcome to 117 Sandhill Place! This home is in a prime location, close to all amenities, and is sure to impress. From the moment you step inside, the high ceilings and abundant natural light create a bright, open, and welcoming atmosphere. The main floor features hardwood and tile flooring throughout. The kitchen is both stylish and functional, with stainless steel appliances, granite countertops, and a corner pantry. Just off the dining area, patio doors open to the back deck, which includes a gas line for a barbecue—perfect for relaxing or entertaining while enjoying the stunning views. As you head upstairs, you'll find a generously sized bedroom with plenty of natural light. Adjacent to it is a four-piece bathroom for added convenience. The highlight of the upper level is the stunning primary suite, featuring a spacious walk-in closet with ample storage for your wardrobe. The luxurious four-piece ensuite is a true spa-like retreat, complete with a deep jacuzzi tub for unwinding after a long day, a sleek glass-enclosed shower, and a stylish vanity with plenty of counter space. Before making your way down to the walkout basement, you'll pass a spacious bedroom—perfect for guests or a home office— and a beautiful three-piece bathroom as-well as main floor laundry. You'll also walk by the heated double garage, which has been updated with a fresh, durable floor coating and offers plenty of storage space. Heading down to the walkout basement, you'll find a space that offers incredible versatility. With its own separate entrance and a second kitchen featuring stainless steel appliances, it's perfect for extended family or guests. This level also includes a comfortable living room, two generously sized bedrooms, and another four-piece bathroom. For added convenience, the closet in the living room has hookups for a washer and dryer, providing extra functionality. Additionally, the home features a new hot water tank. Step outside into the spacious backyard, where a cozy fire pit awaits—perfect for gatherings. Plus, with direct access to a schoolyard, it's an unbeatable location for families. This home strikes the perfect balance between comfort and convenience. It's move-in ready and waiting for you to make it your own!</p>
Inclusions:	Fridge x2, microwave x2, stove, dishwasher, washer/dryer. Furniture negotiable
Property Listed By:	The Agency North Central Alberta

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











