



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: **\$669,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** 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

6
Layout
 Beds: **5 (3 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Rectangular Lot**
 Park Feat: **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: **Fee Simple**
 Zoning: **R1**
 Legal Desc: **0826307**

Remarks

Pub Rmks: **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!**

Inclusions: **N/A**
 Property Listed By: **The Agency North Central Alberta**

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











