



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**132 SANDPIPER Road, Fort McMurray T9K 0L9**

MLS®#: **A2208527**

Area: **Eagle Ridge**

Listing Date: **04/04/25**

List Price: **\$469,900**

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: **2013**  
Lot Information  
Lot Sz Ar: **3,791 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,762**  
Low Sqft:  
Ttl Sqft: **1,762**

DOM

**59**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **Townhouse**

Parking

Ttl Park: **4**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Front Yard,Standard Shaped Lot**  
Park Feat: **Concrete Driveway,Garage Faces Rear,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Floor Furnace,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Mixed**  
Flooring: **Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Dishwasher,Dryer,Microwave,Other,Refrigerator,Stove(s),Washer,Water Softener,Window Coverings,Wine Refrigerator**  
Int Feat: **Central Vacuum,Closet Organizers,Jetted Tub,Kitchen Island,No Smoking Home,Pantry,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`1" x 11`3"
Dining Room	Main	6`9" x 11`0"
2pc Bathroom	Main	5`1" x 5`4"
4pc Ensuite bath	Second	8`9" x 5`6"
Bedroom	Second	9`8" x 11`11"

Room	Level	Dimensions
Kitchen	Main	12`5" x 14`10"
Family Room	Main	13`11" x 15`3"
Bedroom - Primary	Second	13`7" x 14`8"
4pc Bathroom	Second	5`7" x 7`8"
Bedroom	Second	9`1" x 11`11"

Other	Basement	18`4" x 37`7"	Other	Basement	5`10" x 9`8"
Other	Basement	3`2" x 3`9"	Furnace/Utility Room	Basement	7`3" x 8`1"
Other	Basement	10`9" x 12`6"	Other	Basement	8`3" x 7`0"
Storage	Basement	5`3" x 7`4"			

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
\$140	Fee Simple	R3
	Fee Freq:	
	Monthly	

Legal Desc: 1322134

Remarks

Pub Rmks:	<p>Welcome to 132 Sandpiper Road — a truly exceptional end-unit townhome that combines thoughtful design, luxurious upgrades, and unparalleled pride of ownership. With premium features, this home offers a lifestyle of sophistication and comfort. As you step through the front door, you're greeted by a functional foyer and rich hardwood floors that set the tone for the refined interiors. This smoke-free, pet-free home has been meticulously maintained, showcasing a level of care and attention that's evident in every detail. The main level is designed with both elegance and functionality in mind. Custom blinds add a touch of style and privacy throughout, while the family room features built-in cabinetry and a fireplace, creating the perfect setting for cozy movie nights or casual gatherings. The open-concept layout seamlessly connects the living room, dining area, and chef-inspired kitchen, making this an entertainer's dream. The kitchen is the heart of the home and a standout feature, boasting high-end Miele appliances. It's equipped with custom soft-close cabinetry, a wall oven/microwave combo, a built-in gas cooktop with range hood on the island, and a spacious walk-in pantry. The eat-up island provides additional space for hosting and daily meals, while the wine cooler beverage centre offers further enhancements and fantastic flow into the dining room and reading nook, with an abundance of natural light shining through the windows. Completing this level, you have a functional back foyer, breakaway nook, custom built-in desk with upgraded shelves, and a stylish 2-piece powder room. Upstairs, you'll find three generously sized bedrooms, including a serene primary suite with a large walk-in closet and a spa-like 4-piece ensuite that offers the perfect retreat at the end of the day. A 4-piece bathroom and a laundry room for added convenience enhance this level. The home features a separate entrance to the basement — already framed for a potential one-bedroom with a den, bathroom, and family room, which presents an exciting opportunity for added value and future flexibility. With the largest lot in the complex, you will enjoy the private, fully fenced yard and its beautifully landscaped haven, ideal for summer BBQs or simply relaxing in your own green space. Additional parking is available beside the garage on a gravel pad, complementing the existing concrete driveway. As a true bare land condominium, you own the land beneath your home — offering the benefits of detached living with the added convenience of a low \$140/month condo fee. This fee covers water and underground service maintenance in a well-run complex managed by an owner-led board, fostering a strong sense of community. 132 Sandpiper Road is more than a home — it's a statement of quality, care, and comfort. Don't miss your chance to experience this rare offering. Check out the photos, floor plans, and 3D tour, and call today to book your personal viewing.</p> <p>Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Hood Fan, Washer, Dryer, Wine Refrigerator, All Window Blinds, A/C, Central Vac, and Water Softener and Filtered Water System.</p> <p>Property Listed By: ROYAL LEPAGE BENCHMARK</p>
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800















