

# \$629,900 - 117 Sandhill Place, Fort McMurray

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MLS® #A2191385

**\$629,900**

5 Bedroom, 4.00 Bathroom, 1,517 sqft

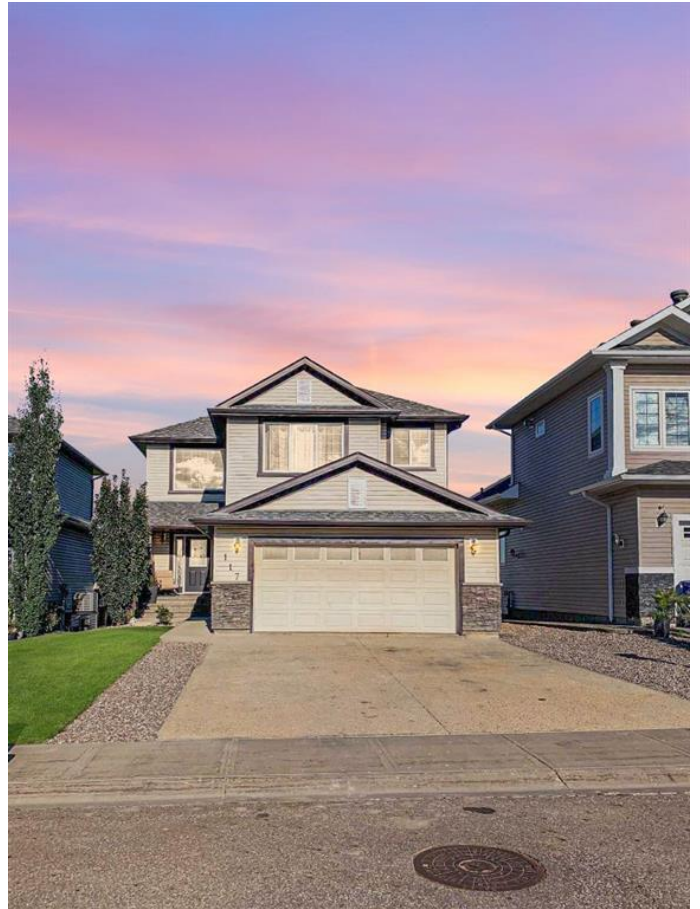
Residential on 0.18 Acres

Eagle Ridge, Fort McMurray, Alberta

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, youâ€™ll find a space that offers incredible versatility. With its own separate entrance and a second kitchen featuring stainless steel appliances, itâ€™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 awaitsâ€”perfect for gatherings. Plus, with direct access to a schoolyard, itâ€™s an unbeatable location for families. This home strikes the perfect balance between comfort and convenience. Itâ€™s move-in ready and waiting for you to make it your own!

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2191385    |
| Price          | \$629,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,517       |
| Acres          | 0.18        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 117 Sandhill Place |
| Subdivision | Eagle Ridge        |
| City        | Fort McMurray      |

|             |              |
|-------------|--------------|
| County      | Wood Buffalo |
| Province    | Alberta      |
| Postal Code | T9K 0S6      |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 4                             |
| Parking        | Double Garage Attached, Drive |
| # of Garages   | 2                             |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | Granite Counters, High Ceilings            |
| Appliances        | Dishwasher, Microwave, Coverings, Stove(s) |
| Heating           | Fireplace(s), Forced Air                   |
| Cooling           | None                                       |
| Fireplace         | Yes                                        |
| # of Fireplaces   | 1                                          |
| Fireplaces        | Gas                                        |
| Has Basement      | Yes                                        |
| Basement          | Exterior Entry, Finished, Full, Walk-Out   |



### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Garden                                       |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Vinyl Siding, Stone                                                  |
| Foundation        | Poured Concrete                                                      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 30th, 2025 |
| Days on Market | 82                 |
| Zoning         | R1                 |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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