# \$409,900 - 106 Sandpiper Road, Fort McMurray

MLS® #A2224245

## \$409,900

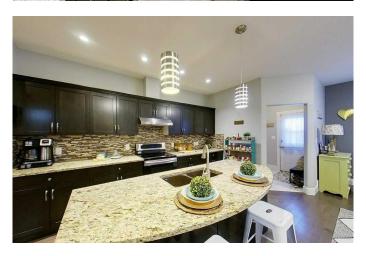
4 Bedroom, 4.00 Bathroom, 1,648 sqft Residential on 0.05 Acres

Eagle Ridge, Fort McMurray, Alberta

OH LA LA!! Welcome to the fabulous 106 Sandpiper Road where luxury meets prime EAGLE RIDGE location and convenience. This 4 bed + den, (utilized as a 5th bedroom) 4 bath townhome has alley access to the single detached garage and "decked out" back yard with an additional parking pad alongside the garage. Entering the back of the home you will be pleased with the sizeable boot room and large closets, additional built in shelving and the view of the homes masterpiece- The RENOVATED KITCHEN! The kitchen boasts granite countertops, glass backsplash, soft closing espresso cabintry with a corner walk-in pantry. This beauty has loads of prep space and an eat-up kitchen island with additional storage cabinets and electrical outlets. The updated stainless steel appliance package, and light fixtures are the cherry on top. If OPEN CONCEPT is your vibe, you'll be vibing all the way to the dining and additional conversation seating area with a built-in electrical fireplace all ecompassed around the kitchen. Entertaining is made easy here! If you need to duck away from the crowd the family room at the front of the home is a perfect place to cuddle up to with loads of natural light, and gas heated fireplace. You will find the main entry off here as well. Lets not forget about the built in desk/work space (granite tops and cabinets) and 2 piece bath on the main. The tasteful high quality hardwood floor runs seamless on the entire main level. Upstairs you will find a large stair







landing easy to house another work space, bench seating or display (as currently set up). You will 3 bedrooms, upper laundry and TWO 4-piece bathrooms on this level. The primary is large with an ensuite 4 piece bath and walk-in closet. The windows in the primary are a good size letting in ALL of the NATURAL LIGHT. The basement boasts a HUGE REC ROOM with additional work/play spaces on either side of the stairs. You will find the large 4th bedroom, and den with french door (currently utilized as a massage room with plenty of space to designate the 5th bedroom.) Down here is the 4th bath, additional storage room, under the stair storage and a good sized utility room. There is an additional laundry closet plumbed and ready for install along with plumbing set for a future wet bar. Sandpiper road is an extremely CONVENIENT LOCATION to the site bus routes, shops, restaurants, schools, daycares, trails, parks, and community pond to name a few hot spots. Book your viewing today! You don't want to miss this one!!

#### Built in 2013

#### **Essential Information**

MLS® # A2224245 Price \$409,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,648

Acres 0.05

Year Built 2013

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 106 Sandpiper Road

Subdivision Eagle Ridge
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 0L9

#### **Amenities**

Amenities Parking

Parking Spaces 2

Parking Off Street, Parking Pad, Single Garage Detached

# of Garages 1

#### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters,

High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage,

Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave,

Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Electric, Family Room, Gas, Dining Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Entrance, Private Yard, Storage

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low

Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Mixed, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed May 23rd, 2025

Days on Market 4
Zoning R3

# **Listing Details**

Listing Office People 1st Realty

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