

# \$645,000 - 117 Sandhill Place, Fort McMurray

MLS® #A2191385

**\$645,000**

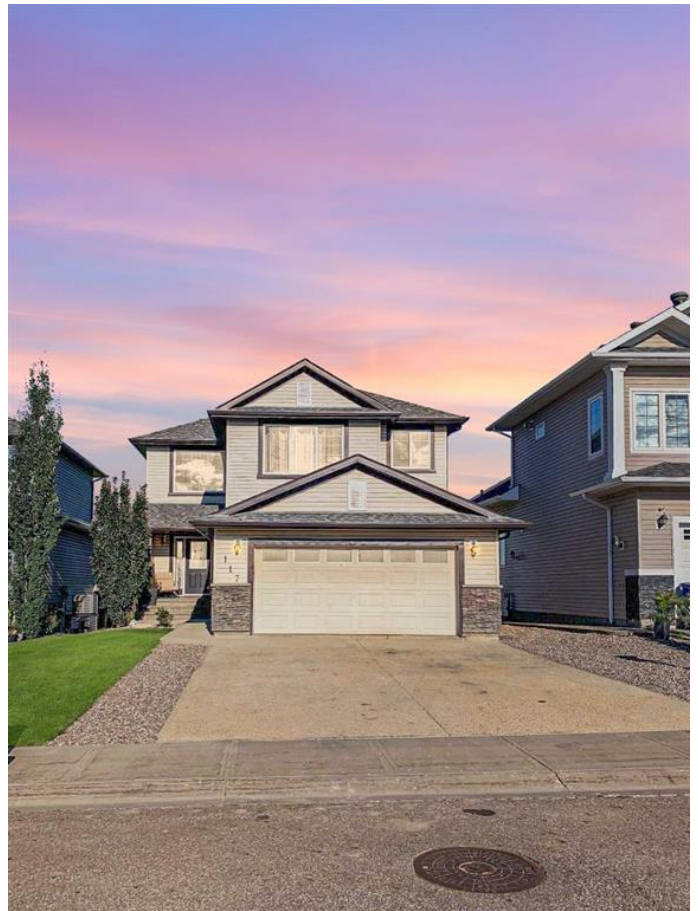
5 Bedroom, 4.00 Bathroom, 1,517 sqft  
Residential on 0.18 Acres

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	\$645,000
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, Refrigerator, Stove, Window Coverings  
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 Stone, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed January 30th, 2025  
Days on Market 42  
Zoning R1

### Listing Details

Listing Office The Agency North Central Alberta

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.