

\$360,000 - 119 Sandpiper Road, Fort McMurray

MLS® #A2201072

\$360,000

3 Bedroom, 3.00 Bathroom, 1,767 sqft
Residential on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 119 Sandpiper Road, a meticulously maintained townhouse in Eagle Ridge featuring one of the most sought-after layouts in the area. With a spacious front living room, an open-concept family room, three generous bedrooms, and a detached garage with a rear driveway, this home offers both space and convenience in a prime location. Pristine hardwood floors and fresh paint from top to bottom make this home feel brand new and ready for its next owners.

Built by renowned local builder Vis-Star Homes, this beautifully crafted residence boasts modern curb appeal and is steps from bus routes, shopping, and dining at both The Eagle Ridge Commons and Stone Creek Plaza.

Step inside and immediately notice the pride of ownership. The light hardwood floors are in like-new condition, complemented by high ceilings and a cozy gas fireplace. A built-in desk with upper cabinets offers a functional workspace, while a two-piece powder room adds convenience.

At the back of the home, the open-concept kitchen, dining, and family room provide the perfect space for both daily living and entertaining. The kitchen is equipped with stainless steel appliances, a long eat-up island, and a corner pantry, while the adjacent dining and family room areas offer ample room to gather with friends and family.

Upstairs, an open hallway leads to the primary suite, featuring a four-piece ensuite with a



jetted tub and a large walk-in closet. Two additional spacious bedrooms, a full four-piece bathroom, and a convenient upstairs laundry room complete this level.

The undeveloped lower level offers plenty of potential, with space for a recreation room, a fourth bedroom, and an additional bathroom. With central air conditioning, a backyard, a detached garage, and a private driveway, this home is designed for low-maintenance, stress-free living in one of Fort McMurray's most desirable neighbourhoods. Schedule your private tour today.

Built in 2012

Essential Information

MLS® #	A2201072
Price	\$360,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,767
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	119 Sandpiper Road
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0L9

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Driveway, Garage Door Opener, Garage Faces Rear, Parking Pad, Single Garage Detached, Stall
# of Garages	1

Interior

Interior Features	Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2025
Zoning	R3

Listing Details

Listing Office	The Agency North Central Alberta
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