

\$429,888 - 193 Sandstone Lane, Fort McMurray

MLS® #A2243227

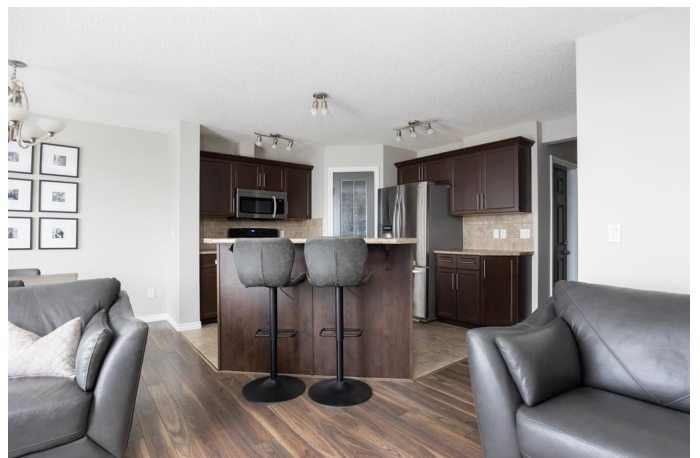
\$429,888

3 Bedroom, 4.00 Bathroom, 1,411 sqft
Residential on 0.07 Acres

Eagle Ridge, Fort McMurray, Alberta

PANORAMIC RIVER VALLEY VIEWS,
WALKOUT BASEMENT, BACKING A
GREENSPACE, FULLY FENCED YARD,
CENTRAL A/C AND A BACHELOR SUITE.

This is an excellent opportunity to own at an affordable price and have the ability to create some additional income with the bachelor suite in the basement to have a mortgage helper. To begin on the exterior of the home, you have an attached garage, front driveway, and a fully fenced and landscaped yard with an upper balcony and a lower covered deck, plus a dog run, gas BBQ hook up, and the bonus of backing a greenspace giving you a private back yard with no neighbours behind. Step inside to the bright and spacious main level that offers an open-concept living area with a functional kitchen featuring a wrap-around breakfast bar and large island, corner pantry, tile floors, and stainless steel appliances. The kitchen overlooks the living room with a corner gas fireplace and the dining area with sliding garden doors that lead to your upper balcony. The main living space gives you panoramic views of the river valley. The main level is complete with a 2 pc powder room as well as direct access to your attached garage. All levels of this home have been painted in recent years with a bright and desirable neutral color. Take the staircase to the upper level with 3 generously sized bedrooms. The Primary bedroom features a full ensuite with tile floors. The 2nd and 3rd bedrooms offer incredible greenspace and river views. The



lower level of the home offers a fully finished walk-out basement, with large above-ground windows, a full bathroom, and a wet bar. This space is versatile for its usage. It can be your family room, or a bachelor suite with a separate entrance. This home is located in the prime location of Stone Creek and within walking distance to Stoney Creek Plaza, which offers shopping, restaurants, a gym, and more. Call today for your personal tour.

Built in 2009

Essential Information

MLS® #	A2243227
Price	\$429,888
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,411
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	193 Sandstone Lane
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0T1

Amenities

Parking Spaces	2
Parking	Driveway, Single Garage Attached

of Garages 1

Interior

Interior Features Breakfast Bar, Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Wet Bar, Wired for Sound

Appliances Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Gas Water Heater

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features Balcony, BBQ gas line, Dog Run, Other

Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, See Remarks, Views, Standard Shaped Lot

Roof Asphalt Shingle

Construction Concrete, See Remarks, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 25th, 2025

Days on Market 1

Zoning R2

Listing Details

Listing Office COLDWELL BANKER UNITED

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