

# \$609,900 - 117 Sandhill Place, Fort McMurray

MLS® #A2250070

**\$609,900**

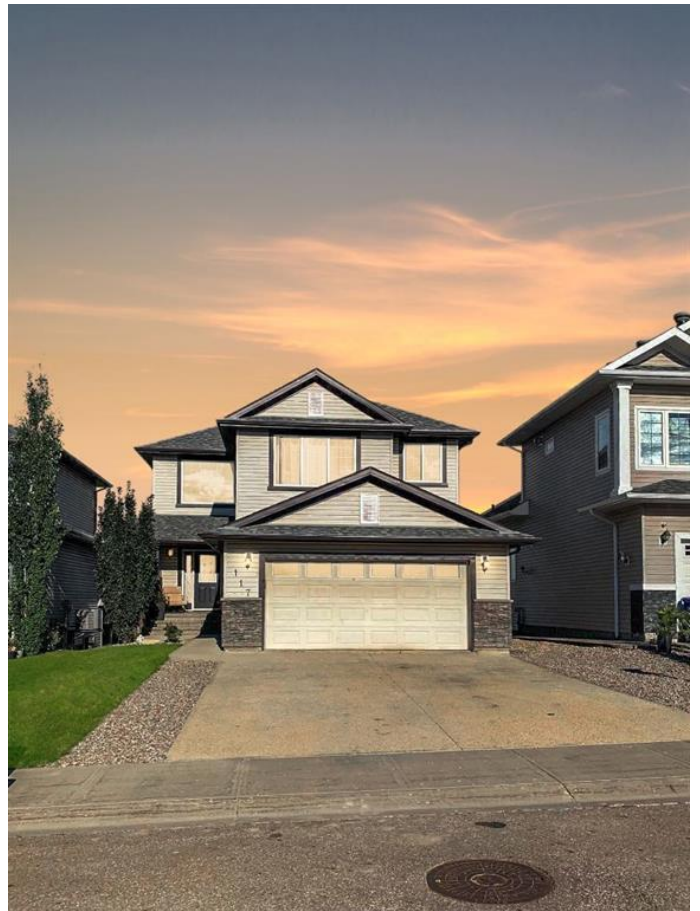
5 Bedroom, 4.00 Bathroom, 1,674 sqft  
Residential on 0.18 Acres

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 awaits, 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 2009

### **Essential Information**

MLS® #	A2250070
Price	\$609,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,674
Acres	0.18
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	117 Sandhill Place
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Subdivision Eagle Ridge  
City Fort McMurray  
County Wood Buffalo  
Province Alberta  
Postal Code T9K 0S6



### Amenities

Parking Spaces 4  
Parking Double Garage Attached, Faces Front, Heated Garage, On Street, Parking Pad  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)  
Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings  
Heating Fireplace(s), Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features BBQ gas line, Fire Pit, Garden  
Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden, Gentle Sloping, Greenbelt, Landscaped, No Neighbours Behind, Rectangular Lot, Street Lighting, Views  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed August 19th, 2025  
Days on Market 47  
Zoning R1

### Listing Details

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