

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

MLS® #A2250070

\$609,900

5 Bedroom, 4.00 Bathroom, 1,674 sqft

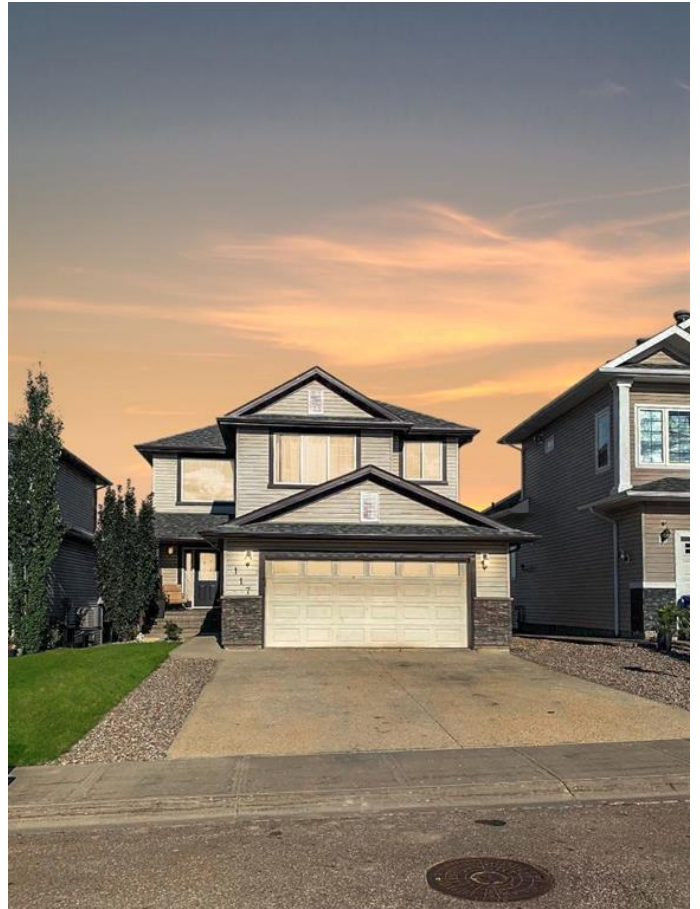
Residential on 0.18 Acres

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, youâ€™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, youâ€™ll pass a spacious bedroomâ€”perfect for guests or a home officeâ€”and a beautiful three-piece bathroom as-well as main floor laundry. Youâ€™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
---------	--------------------

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

Amenities

Parking Spaces	4
Parking	Double Garage Attached, G Heated Garage, Parking Pad, Driveway, On Street
# of Garages	2



Interior

Interior Features	Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s), Jetted Tub, Separate Entrance, Sump Pump(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, Landscaped, No Neighbours Behind, Rectangular Lot, Street Lighting, Views, Garden, Greenbelt, Gentle Sloping
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
Days on Market	2
Zoning	R1

Listing Details

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.