

# \$409,900 - 106 Sandpiper Road, Fort McMurray

MLS® #A2224245

**\$409,900**

4 Bedroom, 4.00 Bathroom, 1,648 sqft

Residential on 0.05 Acres

Eagle Ridge, Fort McMurray, Alberta

OH LA LA!! Welcome to the fabulous 106 Sandpiper Road where luxury meets prime EAGLE RIDGE location and convenience. This 4 bed + den, (utilized as a 5th bedroom) 4 bath townhome has alley access to the single detached garage and "decked out" back yard with an additional parking pad alongside the garage. Entering the back of the home you will be pleased with the sizeable boot room and large closets, additional built in shelving and the view of the homes masterpiece- The RENOVATED KITCHEN! The kitchen boasts granite countertops, glass backsplash, soft closing espresso cabinetry with a corner walk-in pantry. This beauty has loads of prep space and an eat-up kitchen island with additional storage cabinets and electrical outlets. The updated stainless steel appliance package, and light fixtures are the cherry on top. If OPEN CONCEPT is your vibe, you'll be vibing all the way to the dining and additional conversation seating area with a built-in electrical fireplace all encompassed around the kitchen. Entertaining is made easy here! If you need to duck away from the crowd the family room at the front of the home is a perfect place to cuddle up to with loads of natural light, and gas heated fireplace. You will find the main entry off here as well. Lets not forget about the built in desk/work space (granite tops and cabinets) and 2 piece bath on the main. The tasteful high quality hardwood floor runs seamless on the entire main level. Upstairs you will find a large stair



landing easy to house another work space, bench seating or display (as currently set up). You will 3 bedrooms, upper laundry and TWO 4-piece bathrooms on this level. The primary is large with an ensuite 4 piece bath and walk-in closet. The windows in the primary are a good size letting in ALL of the NATURAL LIGHT. The basement boasts a HUGE REC ROOM with additional work/play spaces on either side of the stairs. You will find the large 4th bedroom, and den with french door (currently utilized as a massage room with plenty of space to designate the 5th bedroom.) Down here is the 4th bath, additional storage room, under the stair storage and a good sized utility room. There is an additional laundry closet plumbed and ready for install along with plumbing set for a future wet bar. Sandpiper road is an extremely CONVENIENT LOCATION to the site bus routes, shops, restaurants, schools, daycares, trails, parks, and community pond to name a few hot spots. Book your viewing today! You don't want to miss this one!!

Built in 2013

### **Essential Information**

MLS® #	A2224245
Price	\$409,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,648
Acres	0.05
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	106 Sandpiper Road
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0L9

## Amenities

Amenities	Parking
Parking Spaces	2
Parking	Off Street, Parking Pad, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Gas, Dining Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	2
Zoning	R3

**Listing Details**

Listing Office                      People 1st Realty

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