

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

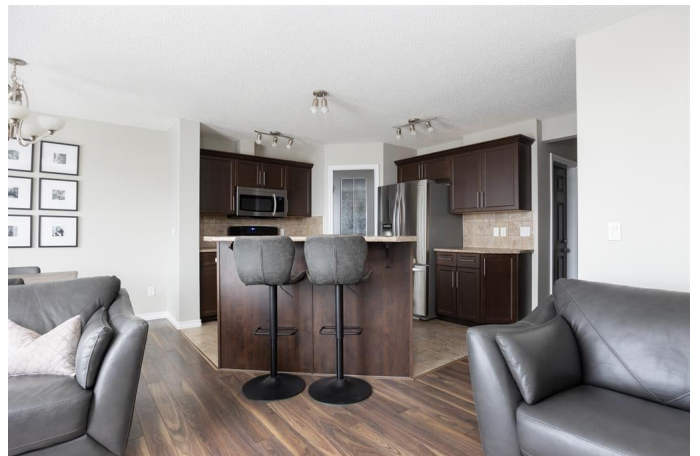
MLS® #A2243227

**\$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. This is an excellent opportunity to own at an affordable price and have the ability to create some additional income in the fully finished basement with separate entrance in the basement wet bar and full bathroom and large room that is versatile to a bedroom. . 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 bedroom 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, Vinyl Windows, Wet Bar, Wired for Sound    |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Water Heater, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| 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, Other, Dog Run                                                              |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, See Remarks, Standard Shaped Lot, Views |
| Roof              | Asphalt Shingle                                                                                    |
| Construction      | Concrete, See Remarks, Vinyl Siding, Wood Frame                                                    |
| Foundation        | Poured Concrete                                                                                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 14              |
| Zoning         | R2              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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