

# \$1,100,000 - 117 Sandpiper Bay, Fort McMurray

MLS® #A2199383

**\$1,100,000**

8 Bedroom, 4.00 Bathroom, 2,441 sqft

Residential on 0.32 Acres

Eagle Ridge, Fort McMurray, Alberta

117 Sandpiper Bay- This absolutely stunning fully developed WALK-OUT BUNGALOW is situated on a massive pie shaped lot with a DOUBLE car and a TRIPLE car GARAGE with RV parking. Approaching your home you will be greeted with gorgeous curb appeal, stone and stucco exterior finishings leading you into your oasis. Inside you oversized foyer allows extra storage with two closet areas leading you to a grand entrance to your open concept floor plan, the living room is oversized with an abundance of natural lighting, vaulted ceilings, and large windows help emphasize the beautiful hardwood finishings, built-in bookcases, and double sided fireplace. The kitchen finished with dark cabinets, granite countertops, and an oversized pantry area, a gas stove, and breakfast nook and a beautiful formal dining room; giving you lots of space for entertaining. Not to mention direct access to your massive deck overlooking your large backyard. Your main floor offers over 2400 ft.<sup>2</sup> with five oversized bedrooms including your primary suite which is equipped with a fireplace, a five piece en suite, including a separate shower and double sinks, as well as 2 WALK IN CLOSETS. The main floor also includes a large laundry room with built-in cabinetry and they sink area, two more full four piece bathrooms with granite countertops, ceramic tile flooring, and beautiful, solid wood cabinetry. Your WALK OUT basement is fully developed with a LEGAL SUITE but definitely can be utilized as extra entertainment/family



space. In the basement, you will find high ceilings, in floor heating, lots of natural lighting, 3 Large bedrooms, a large kitchen area with similar finishings as the upstairs, a pool table/games area, oversized rec room/living room with cork laminated flooring leading you to a covered patio area. The basement also includes a cold room, a full bathroom, large laundry room and there is no shortage of extra closet space throughout. This home is an absolute must see!! Pride of ownership shines through and is sure to impress; call today for your private viewing.

Built in 2010

### **Essential Information**

MLS® #	A2199383
Price	\$1,100,000
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	2,441
Acres	0.32
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	117 Sandpiper Bay
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0C1

### **Amenities**

Parking Spaces	7
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Parking	Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Additional Parking, Multiple Driveways, Rear Drive, See Remarks, Triple Garage Detached
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# of Garages	5
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## Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Jetted Tub
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Appliances	See Remarks
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Heating	In Floor, Forced Air
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas, Living Room, Double Sided
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Has Basement	Yes
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Basement	Exterior Entry, Finished, Full, Suite, Walk-Out
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## Exterior

Exterior Features	BBQ gas line, Lighting, Other, Storage
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Lot Description	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, See Remarks, Street Lighting
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Roof	Asphalt Shingle
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Construction	Stone, Stucco, Wood Frame
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Foundation	Poured Concrete, See Remarks
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## Additional Information

Date Listed	March 3rd, 2025
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Days on Market	80
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Zoning	R1
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## Listing Details

Listing Office	COLDWELL BANKER UNITED
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