

117 Sandhill Place
Fort McMurray, Alberta**MLS # A2191385****\$620,000**

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,517 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Jetted Tub, Pantry, Separate Entrance		

Inclusions: Fridge x2, microwave x2, stove, dishwasher, washer/dryer. Furniture negotiable

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, you’ll find a space that offers incredible versatility. With its own separate entrance and a second kitchen featuring stainless steel appliances, it’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 hooks for

a washer and dryer, providing extra functionality. Additionally, the home features a new hot water tank and a new sump pump. Step outside into the spacious backyard, where a cozy fire pit awaits—perfect for gatherings. Plus, with direct access to a schoolyard, it's an unbeatable location for families. This home strikes the perfect balance between comfort and convenience. It's move-in ready and waiting for you to make it your own!