



106 Sandpiper Road Fort McMurray Alberta

\$419,900

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...

- 4pc Bathroom 5.92 Ft x 9.33 Ft
- Bedroom 11.00 Ft x 11.17 Ft
- Den 8.67 Ft x 11.00 Ft
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- Recreational, Games room 18.67 Ft x 23.50 Ft
- 2pc Bathroom 5.08 Ft x 5.42 Ft

- Kitchen 8.50 Ft x 18.33 Ft
- Living room 14.00 Ft x 15.83 Ft
- 4pc Bathroom 5.67 Ft x 7.50 Ft
- 4pc Bathroom 8.83 Ft x 5.92 Ft
- Bedroom 9.17 Ft x 11.58 Ft
- Bedroom 9.92 Ft x 11.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:
SELLER DIRECT NORTHERN
HOMES REALTY



RE/MAX Fort McMurray

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Dining room 13.58 Ft x 7.58 Ft

Primary Bedroom 13.67 Ft x 15.25 Ft

Family room 10.75 Ft x 14.92 Ft