



# 109 Sandhill Place Fort McMurray Alberta

\$629,000

Welcome to 109 Sandhill Place: Nestled against a scenic school field and boasting views of parks and sports fields, this walkout bi-level offers the perfect blend of convenience and luxury living. Situated on a spacious 7,749 sq/ft lot, and just a stone's throw away from Eagle Ridge Commons, Fort McMurray's newest shopping complex, this home presents an ideal opportunity for larger families or savvy investors seeking a smart buy. Built in 2009, this expansive residence spans 3,248 sq/ft of living space, complemented by an oversized 24x22 heated attached garage and parking for two vehicles in front. Step inside through the checkered tile entryway, where gleaming hardwood floors lead you up to the main living area. Vaulted ceilings and a natural gas fireplace create a welcoming ambiance in the living room, which has been freshly painted in a neutral warm white hue (2024). The kitchen is a chef's delight, boasting endless storage space with floor-to-ceiling cupboards and a full wall of cabinetry. Granite countertops, stainless steel appliances, including a gas range, and an eat-up peninsula complete the kitchen, while the adjacent dining room offers scenic views of the backyard through the sliding glass doors leading to the spacious back deck. Outdoor enthusiasts will appreciate the low-maintenance Dura Deck and meticulously landscaped yard, featuring gardens, interlocking brick paths, and retaining walls, all overlooking the sports field beyond the fence. The main level of the home features three generously sized bedrooms, a four-piece bathroom, a primary retreat with a walk-in closet and ensuite bathroom, and an office/den. Descend to the lower level to find the laundry room conveniently located at the bottom of the stairs, followed by a bright family room for upstairs occupants to enjoy. The lower level also houses two additional sections: a large legal suite with a bed...

3pc Bathroom 9.08 Ft x 4.92 Ft

Bedroom 13.25 Ft x 11.58 Ft

Kitchen 13.58 Ft x 8.58 Ft

Kitchen 13.00 Ft x 14.33 Ft

Living room 12.33 Ft x 19.42 Ft

Recreational, Games room 10.25 Ft x 18.67 Ft

Bedroom 12.33 Ft x 11.00 Ft

Breakfast 11.33 Ft x 11.17 Ft

Foyer 8.08 Ft x 5.67 Ft

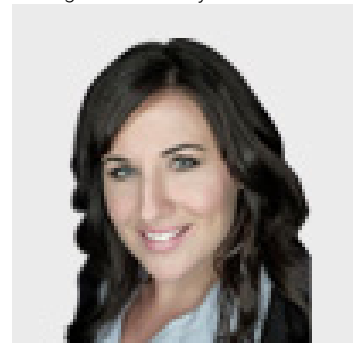
Kitchen 13.17 Ft x 17.17 Ft

Living room 13.00 Ft x 19.25 Ft

Office 12.33 Ft x 8.50 Ft

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Listing Presented By:



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**RE/MAX Fort McMurray**

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Furnace 13.67 Ft x 11.92 Ft  
4pc Bathroom 5.00 Ft x 8.50 Ft  
4pc Bathroom 8.67 Ft x 9.25 Ft  
Bedroom 14.33 Ft x 12.67 Ft

Primary Bedroom 13.50 Ft x 14.25 Ft  
Other 6.75 Ft x 7.75 Ft  
4pc Bathroom 10.25 Ft x 5.50 Ft