

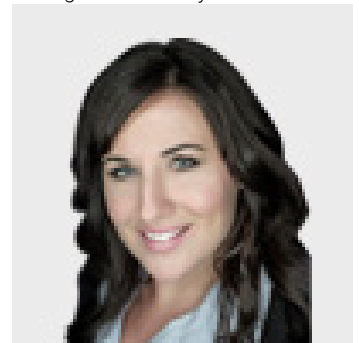


# 136 Sandhill Place Fort McMurray Alberta

\$539,900

**\*\*SELLER OFFERING BUYERS A \$5000 PAINTING CREDIT FOR BASEMENT & PROFESSIONAL CLEANING INCLUDING CARPETS\*\*** Welcome to 136 Sandhill Place located on a QUIET CUL-DE-SAC backing onto a GREEN SPACE in Eagle Ridge walking distance to Elementary schools! This bungalow features 5 beds (3 up & 2 down), 3 full baths and a LEGAL BASEMENT SUITE WITH SEPARATE EXTERIOR ENTRANCE! Additionally, there is an attached HEATED DOUBLE GARAGE (21'8" x 23'5") with space for two large vehicles and additional storage. The main level features recently painted white walls, HARDWOOD FLOORING & 9' VAULTED CEILINGS. The living room has plenty of windows allowing in tons of natural light and has a GAS FIREPLACE making this a cozy spot for family movie night. The dining space and kitchen flow seamlessly, with access to the large back deck through glass sliding doors. The kitchen is equipped with GRANITE COUNTERS, stainless steel appliances including a GAS RANGE STOVE and a WALK-IN PANTRY! There are two good-sized bedrooms plus a large master bedroom with a 4pc ENSUITE including a JETTED SOAKER TUB & stand-up glass shower. To finish off this level is a laundry/mudroom with access to the garage. As you head down stairs, there is a large OPEN CONCEPT SUITE with tall ceilings and bright windows, making this space feel above ground! The suite offers a FULL KITCHEN with plenty of cabinetry, separate in-suite laundry, 4pc bath with tub/shower combo and two large bedrooms = MORTGAGE HELPER!!! This home is situated on a 7200 Sqft lot with a FULLY FENCED WEST FACING BACKYARD, which gets AFTERNOON & EVENING SUN. Additional features include: central A/C, central vacuum rough in, and Telus Home Security system that is transferrable to new owners. (id:6769)

Listing Presented By:



Originally Listed by:  
EXP REALTY



**RE/MAX Fort McMurray**

9919 Biggs Avenue , Fort McMurray, AB,

Phone: 780-880-7173  
jadenek@remax.net

4pc Bathroom 8.17 Ft x 8.50 Ft

Bedroom 12.17 Ft x 10.25 Ft

Bedroom 11.92 Ft x 14.33 Ft

Family room 17.83 Ft x 20.50 Ft

Kitchen 8.58 Ft x 14.33 Ft

Recreational, Games room 21.17 Ft x 12.25 Ft

4pc Bathroom 12.00 Ft x 9.75 Ft

Bedroom 11.00 Ft x 10.92 Ft

Bedroom 10.92 Ft x 10.92 Ft

Dining room 7.92 Ft x 12.92 Ft

Foyer 7.58 Ft x 7.17 Ft

Kitchen 10.92 Ft x 13.42 Ft

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

Storage 4.75 Ft x 8.50 Ft

Furnace 8.17 Ft x 12.58 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

Living room 16.17 Ft x 14.92 Ft

Primary Bedroom 14.83 Ft x 12.83 Ft