



**GRASSROOTS**  
REALTY GROUP

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**117 Sandhill Place**  
**Fort McMurray, Alberta**

**MLS # A2250070**



**\$609,900**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,674 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden,		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**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 hookups for a

washer and dryer, providing extra functionality. Additionally, the home features a new hot water tank. 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!