



GRASSROOTS
REALTY GROUP

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321 Sandpiper Road
Fort McMurray, Alberta

MLS # A2259388



\$699,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,107 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, French Door, Granite Counters, Jetted Tub, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Fridge X2, Stove, Dishwasher X2, Microwave, OTR Microwave, Washer X2, Dryer, A/C, All Window Coverings, and Shed.

Welcome to 321 Sandpiper Road, an Alves-built, one-of-a-kind home in the heart of Eagle Ridge. With over 2,107 sq ft of beautifully designed living space, this property features 5 bedrooms, 3.5 bathrooms, and a spacious bonus room—offering everything your family could need and more. The main floor is bright, open, and thoughtfully laid out, showcasing scenic panoramic views of the pond. Elegant hardwood floors, high-end finishes, and a striking gas fireplace set the tone in the living room, while the seamless flow through the kitchen, dining, and living spaces makes entertaining effortless. The kitchen is a chef’s dream with granite counters, rich cabinetry, stainless steel appliances, a raised breakfast bar, and a large walkthrough pantry. From the dining room, French doors lead to a full-length deck that offers spectacular views—perfect for summer gatherings. Additional conveniences include main-floor laundry with a sink and cabinetry, a 2-piece powder room, and access to the double attached garage. Upstairs, you’ll find a vaulted 16' X 22' bonus room filled with natural light, three generously sized bedrooms, and a 4-piece main bath. The primary retreat is complete with a luxurious 5-piece ensuite featuring a jetted tub, double vanity, and stand-up shower, ensuring a relaxing retreat. The fully finished walkout basement extends the living space with a spacious rec room, kitchenette, two additional bedrooms, a 3-piece bathroom, storage room, and a laundry area—ideal for extended family or guests. Outside, enjoy a serene, fully fenced yard with a brick patio, shed, and peaceful views of nature. Located just steps from Eagle Ridge Pond, the Birchwood Trails, parks, and all amenities, this home combines comfort, function, and location. With air conditioning, a double attached garage, and a large driveway, this property is move-in

ready and built for family living. Check out the photos, floor plans and 3D tour and call today to book your personal viewing.