



**232 Sandpiper Road
Fort McMurray, Alberta**

MLS # A2276649



\$654,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,653 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2 Fridges, gas stove, electric stove, 2 washers/2 dryers, microwave, OTR, 2 dishwashers, central air conditioning, garage heater, garage door opener & remote.

It is not often you find a home that combines generous living space, income potential, and a trail-side setting in one of Fort McMurray's most established neighbourhoods. 232 Sandpiper Road in Eagle Ridge is an open-concept modified bi-level offering five bedrooms, three full bathrooms, a heated attached double garage, and a fully finished two-bedroom legal suite with a separate entrance, providing exceptional flexibility for families and investors alike. The main level features hardwood flooring, a gas fireplace, and a spacious entertainer's kitchen with a large island, stone countertops, and a gas stove with double oven. Three generously sized bedrooms and two full bathrooms are located on this level, including the primary suite with a walk-in closet and a private ensuite complete with a large jetted tub. Custom blackout blinds in the office and primary bedroom enhance comfort and privacy. The lower level features a legal two-bedroom suite with a full kitchen, full bathroom, and its own separate entry, making it ideal for extended family, long-term guests, or additional rental income. Updates include newer appliances installed since 2019, on-demand hot water, and a water softener. Outside, the fully fenced and landscaped backyard backs onto a pathway connecting directly to the Birchwood Trails and features a stone firepit area, creating a welcoming outdoor space for relaxing or entertaining year-round. Book your private viewing today.