



**212 Sandpiper Road  
Fort McMurray, Alberta**

**MLS # A2293140**



**\$659,900**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,428 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Street Lighting, Yard Lights		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), French Door, Granite Counters, Kitchen Island, Pantry, Separate Entrance, Vaulted Ceiling(s), Wet Bar		

**Inclusions:** 2 fridges, 2 washers, 2 dryers (one set has steam options), Stove, Microwave, Hot tub, Natural Gas BBQ

Welcome to 212 Sandpiper Road &mdash; a beautifully designed bungalow built by respected local builder ALVES HOMES, located in the desirable community of Eagle Ridge on a CORNER LOT BACKING ONTO GREENBELT for added privacy. This home offers over 2,760 sq ft of comfortable living space, including a basement with SEPARATE ENTRANCE, making it ideal for families or those seeking additional flexible living space. The property has seen numerous upgrades including new side house concrete and walkways \$22,000 (2022), a cedar deck and gazebo \$20,000 (2023), an oversized approved fence \$15,000 (2024), and a Spa World HOT TUB build into deck \$24,000 (2025). The main floor features hardwood flooring throughout and an open-concept layout with vaulted ceilings, a bright living room with gas fireplace, and a spacious kitchen complete with granite countertops, large island, breakfast bar, pantry, and ample cabinetry. The primary bedroom offers a walk-in closet and private 4-piece ensuite, while a dedicated office provides the flexibility to serve as a bedroom if desired. Main floor laundry and a convenient powder room complete this level. The basement offers even more living space with two large bedrooms, a spacious recreation area, kitchenette, full bathroom, second laundry set, and a separate entrance through the garage. Step outside to enjoy the beautifully designed cedar deck and enclosed gazebo, featuring privacy slats and a built-in hot tub &mdash; creating the perfect space for relaxing or entertaining year-round. Additional highlights include central air, a furnace motor replaced in 2025, three sump pumps for added peace of mind, and parking for up to five vehicles including a double attached garage and driveway. Backing onto green space and located close to parks, schools, shopping, and walking trails, this home combines

thoughtful upgrades, functional living space, and an exceptional outdoor setup. Book your private showing today.