

# \$469,900 - 132 Sandpiper Road, Fort McMurray

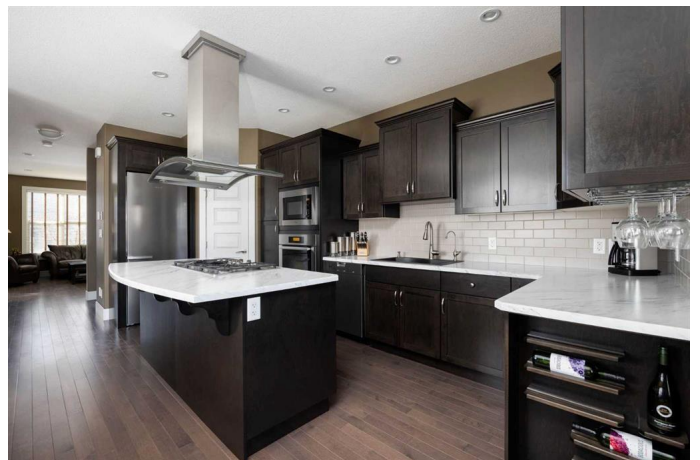
MLS® #A2208527

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,762 sqft  
Residential on 0.09 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 132 Sandpiper Road – a truly exceptional end-unit townhome that combines thoughtful design, luxurious upgrades, and unparalleled pride of ownership. With premium features, this home offers a lifestyle of sophistication and comfort. As you step through the front door, you're greeted by a functional foyer and rich hardwood floors that set the tone for the refined interiors. This smoke-free, pet-free home has been meticulously maintained, showcasing a level of care and attention that's evident in every detail. The main level is designed with both elegance and functionality in mind. Custom blinds add a touch of style and privacy throughout, while the family room features built-in cabinetry and a fireplace, creating the perfect setting for cozy movie nights or casual gatherings. The open-concept layout seamlessly connects the living room, dining area, and chef-inspired kitchen, making this an entertainer's dream. The kitchen is the heart of the home and a standout feature, boasting high-end Miele appliances. It's equipped with custom soft-close cabinetry, a wall oven/microwave combo, a built-in gas cooktop with range hood on the island, and a spacious walk-in pantry. The eat-up island provides additional space for hosting and daily meals, while the wine cooler beverage centre offers further enhancements and fantastic flow into the dining room and reading nook, with an abundance of natural light shining through the windows. Completing this level, you have a



functional back foyer, breakaway nook, custom built-in desk with upgraded shelves, and a stylish 2-piece powder room. Upstairs, you'll find three generously sized bedrooms, including a serene primary suite with a large walk-in closet and a spa-like 4-piece ensuite that offers the perfect retreat at the end of the day. A 4-piece bathroom and a laundry room for added convenience enhance this level. The home features a separate entrance to the basement already framed for a potential one-bedroom with a den, bathroom, and family room, which presents an exciting opportunity for added value and future flexibility. With the largest lot in the complex, you will enjoy the private, fully fenced yard and its beautifully landscaped haven, ideal for summer BBQs or simply relaxing in your own green space. Additional parking is available beside the garage on a gravel pad, complementing the existing concrete driveway. As a true bare land condominium, you own the land beneath your home offering the benefits of detached living with the added convenience of a low \$140/month condo fee. This fee covers water and underground service maintenance in a well-run complex managed by an owner-led board, fostering a strong sense of community. 132 Sandpiper Road is more than a home it's a statement of quality, care, and comfort. Don't miss your chance to experience this rare offering. Check out the photos, floor plans, and 3D tour, and call today to book your personal viewing.

Built in 2013

### **Essential Information**

MLS® #	A2208527
Price	\$469,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,762
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	132 Sandpiper Road
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0L9

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Garage Faces Rear, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s), Jetted Tub
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings, Other, Wine Refrigerator
Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile
Has Basement	Yes
Basement	Exterior Entry, Partially Finished, Partial

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	3
Zoning	R3

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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