



**101 Sandpiper Bay
Fort McMurray, Alberta**

MLS # A2305962



\$640,000

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,981 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: BASEMENT: FRIDGE, MICROWAVE, WASHER AND DRYER. HOUSE KEYS X12, MAIL KEYS X2, GARAGE DOOR OPENER X2.

Welcome to 101 Sandpiper Bay, a beautifully maintained two storey home located on a corner lot in the highly desirable neighbourhood of Eagle Ridge. With a large covered front porch, rear three car driveway and garage access, and proximity to trails, schools, shopping, and amenities in Eagle Ridge, this home offers both convenience and a great family friendly setting. Inside, the main level features a spacious and inviting layout with a large living room centred around a gas fireplace. Hardwood and tile flooring run throughout, complemented by Hunter Douglas window coverings that add both style and function. The kitchen offers granite countertops, stainless steel appliances including a stove replaced in 2025, a corner pantry, under cabinet lighting, and a functional layout ideal for everyday living and entertaining. Upstairs, you will find comfortable living space with carpeted bedrooms, including a primary suite that easily accommodates a king sized bed. The primary features a walk in closet, blackout blinds with transferable warranty, and a full ensuite complete with dual sinks, a jetted tub, tile flooring, and updated fixtures. A small bonus area adds flexibility for a reading nook, workspace, or additional storage. The basement offers additional living space with a separate entrance and suite setup, providing flexibility for extended family or rental potential. This level includes its own kitchenette, living area, bedroom space, separate laundry, and updated flooring. Outside, the fully fenced yard enjoys afternoon sun and features a two tiered deck, gas line for a barbecue, and in ground sprinkler system. The rear detached double garage includes epoxy floors, upper storage cabinets, and a gas heater installed in 2024, with ample parking space for multiple vehicles or recreational storage. Additional upgrades include a new 200 amp electrical panel and hot water on demand installed

approximately two years ago. 101 Sandpiper Bay offers a great combination of space, functionality, and location in one of Fort McMurray's most popular neighbourhoods. Schedule your private showing today.