



GRASSROOTS
REALTY GROUP

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260 Sandpiper Road
Fort McMurray, Alberta

MLS # A2335205



\$699,900

Division:	Eagle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,647 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: 2 Fridges, Gas Stove, Electric Stove, Over The Range Microwave, Dishwasher, 2 Washers, 2 Dryers, Wall Ovens, all window coverings, shed, Fridge in Garage, Central Vac and attachments, Gas heater in garage, Garage door opener and remote(s), shelving in garage. Downstairs Suite comes fully furnished.

Luxury, location, and lifestyle converge in this extraordinary ALVES DEVELOPMENT home, The Berkely—perfectly positioned to back onto a gorgeous walking path that connects directly to the renowned BIRCHWOOD TRAILS. Inside, prepare to be impressed by 12’ ceilings, sun-soaked living spaces, and rich cherry hardwood that amplifies the home’s upscale feel. The entire home was professionally painted in July 2026, and boasts a long list of premium upgrades: new furnace, hot water tank, boiler, downstairs stove, downstairs stove range and upstairs dishwasher (2026); new fridge and downstairs dryer (2025); plus a new air conditioning unit, new washer and dryer, new sump pump, and new flooring throughout the basement suite (2024). The kitchen is a showpiece—complete with a built-in wall oven, gas cooktop, walk-in pantry, granite counters, and a raised bar-top. The primary retreat is designed to impress, offering a massive bedroom and a luxurious ensuite that feels like a private spa. The HUGE 2-bedroom LEGAL suite delivers over 1,100 sq ft of beautifully developed living space, comes fully furnished, and has tenants eager to stay. Whether you want exceptional rental income or a flexible space for extended family, this suite is a rare and valuable asset.