

# \$429,888 - 193 Sandstone Lane, Fort McMurray

MLS® #A2254286

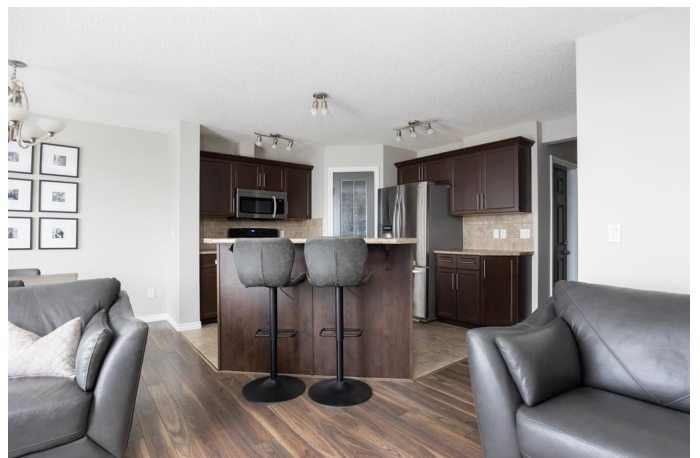
**\$429,888**

3 Bedroom, 4.00 Bathroom, 1,411 sqft

Residential on 0.07 Acres

Eagle Ridge, Fort McMurray, Alberta

IMMEDIATE OCCUPANCY AND PANORAMIC RIVER VALLEY VIEWS, WALKOUT BASEMENT, BACKING A GREENSPACE, FULLY FENCED YARD, CENTRAL A/C. This is an excellent opportunity to own at an affordable price and have the ability to create some additional income in the fully finished basement with separate entrance in the basement wet bar and full bathroom and large room that is versatile to a bedroom. . To begin on the exterior of the home, you have an attached garage, front driveway, and a fully fenced and landscaped yard with an upper balcony and a lower covered deck, plus a dog run, gas BBQ hook up, and the bonus of backing a greenspace giving you a private back yard with no neighbours behind. Step inside to the bright and spacious main level that offers an open-concept living area with a functional kitchen featuring a wrap-around breakfast bar and large island, corner pantry, tile floors, and stainless steel appliances. The kitchen overlooks the living room with a corner gas fireplace and the dining area with sliding garden doors that lead to your upper balcony. The main living space gives you panoramic views of the river valley. The main level is complete with a 2 pc powder room as well as direct access to your attached garage. All levels of this home have been painted in recent years with a bright and desirable neutral color. Take the staircase to the upper level with 3 generously sized bedrooms. The



Primary bedroom features a full ensuite with tile floors. The 2nd and 3rd bedrooms offer incredible greenspace and river views. The lower level of the home offers a fully finished walk-out basement, with large above-ground windows, a full bathroom, and a wet bar. This space is versatile for its usage. It can be your family room, or a bedroom with a separate entrance. This home is located in the prime location of Stone Creek and within walking distance to Stoney Creek Plaza, which offers shopping, restaurants, a gym, and more. Call today for your personal tour.

Built in 2009

### **Essential Information**

MLS® #	A2254286
Price	\$429,888
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,411
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	193 Sandstone Lane
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0T1

### **Amenities**

Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out, Suite

## Exterior

Exterior Features	Balcony, BBQ gas line, Dog Run, Other
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, See Remarks, Standard Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	September 4th, 2025
Days on Market	1
Zoning	R2

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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