

\$699,900 - 321 Sandpiper Road, Fort McMurray

MLS® #A2259388

\$699,900

5 Bedroom, 4.00 Bathroom, 2,107 sqft

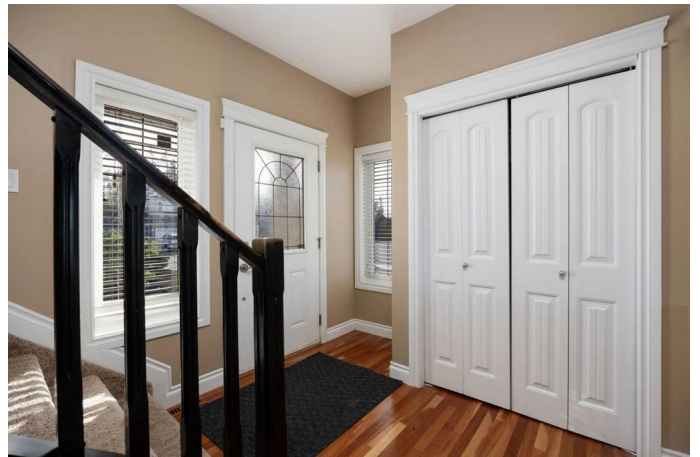
Residential on 0.11 Acres

Eagle Ridge, Fort McMurray, Alberta

Welcome to 321 Sandpiper Road, an Alves-built, one-of-a-kind home in the heart of Eagle Ridge. With over 2,107 sq ft of beautifully designed living space, this property features 5 bedrooms, 3.5 bathrooms, and a spacious bonus room—offering everything your family could need and more.

The main floor is bright, open, and thoughtfully laid out, showcasing scenic panoramic views of the pond. Elegant hardwood floors, high-end finishes, and a striking gas fireplace set the tone in the living room, while the seamless flow through the kitchen, dining, and living spaces makes entertaining effortless. The kitchen is a chef's dream with granite counters, rich cabinetry, stainless steel appliances, a raised breakfast bar, and a large walkthrough pantry. From the dining room, French doors lead to a full-length deck that offers spectacular views—perfect for summer gatherings. Additional conveniences include main-floor laundry with a sink and cabinetry, a 2-piece powder room, and access to the double attached garage.

Upstairs, you'll find a vaulted 16' X 22' bonus room filled with natural light, three generously sized bedrooms, and a 4-piece main bath. The primary retreat is complete with a luxurious 5-piece ensuite featuring a jetted tub, double vanity, and stand-up shower, ensuring a relaxing retreat.



The fully finished walkout basement extends the living space with a spacious rec room, kitchenette, two additional bedrooms, a 3-piece bathroom, storage room, and a laundry area—ideal for extended family or guests. Outside, enjoy a serene, fully fenced yard with a brick patio, shed, and peaceful views of nature.

Located just steps from Eagle Ridge Pond, the Birchwood Trails, parks, and all amenities, this home combines comfort, function, and location. With air conditioning, a double attached garage, and a large driveway, this property is move-in ready and built for family living.

Check out the photos, floor plans and 3D tour and call today to book your personal viewing.

Built in 2008

Essential Information

MLS® #	A2259388
Price	\$699,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,107
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	321 Sandpiper Road
Subdivision	Eagle Ridge

City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0L1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, French Door, Granite Counters, Jetted Tub, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Few Trees, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	1
Zoning	R1

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.