



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**101 SHALESTONE Way, Fort McMurray T9K 0T7**

MLS® #: **A2097467**      Area: **Timberlea**      Listing Date: **12/11/23**      List Price: **\$79,000**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Residential Land**  
 City/Town: **Fort McMurray**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **3,747 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**406**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

Utilities and Features

Roof:  
 Heating:  
 Sewer:  
 Ext Feat:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Construction:  
 Flooring:  
 Water Source:  
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**      Zoning: **R2**  
 Legal Desc: **0923934**

Remarks

Pub Rmks: **What a great opportunity to own 2 lots side by side. Build your dream home or a duplex and collect some revenue. Located on the corner of Shalestone way this property will give you the most beautiful sunrise. Hop skip and a jump to Stone Creek Village where you will enjoy restaurants, groceries and loads of shopping.**

Close to walking trails, bus stops and Eagle Ridge shopping center where you will find a movie theatre, more restaurants as well as choose between Starbucks or Tim Hortons.

Inclusions:  
Property Listed By:

**LAND ONLY**  
**3% REALTY FORT MCMURRAY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800

