



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**177 DIAMONSTONE Ridge, Fort McMurray T9K 0X2**

MLS®#: **A2099163**

Area: **Stonecreek**

Listing Date: **01/01/24**

List Price: **\$479,999**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$4k, 01-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2012**

Lot Information

Lot Sz Ar:

**5,071 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,335**

Low Sqft:

Ttl Sqft:

**1,335**

DOM

**122**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (2 0)**

Style:

**Bungalow**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Greenbelt**

**Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room

**Bedroom**

**Bedroom**

**5pc Ensuite bath**

Level

**Main**

**Main**

**Main**

Dimensions

**8`7" x 10`10"**

**12`1" x 11`11"**

**10`10" x 8`9"**

Room

**4pc Bathroom**

**Bedroom - Primary**

Level

**Main**

**Main**

Dimensions

**8`2" x 5`0"**

**14`6" x 9`10"**

Legal/Tax/Financial

Title:

**Fee Simple**

Zoning:

**R1**

Legal Desc:

1121661

Remarks

Pub Rmks:

**Welcome home to 177 Diamondstone Ridge. This beautiful bungalow is located in the lower end of Stonecreek, walking distance from shops, restaurants and playgrounds but tucked away on a quiet family friendly street. Upon entering you are greeted with an abundance of natural light giving an inviting feeling as soon as you open the door. The large living room features a gas fireplace with white mantle. Hardwood floors throughout lead you to a spacious open concept dining room/kitchen with ample granite counter space, espresso cabinetry, stainless steel appliances and a pantry. Off to the front half of the home there is two great sized secondary bedrooms and a 4pc bathroom where the finishings are matched with the kitchen. The spacious primary features a wall of windows & patio doors that lead to the back deck, the perfect spot to sit and enjoy your morning coffee. The dreamy 5pc ensuite features a jetted jacuzzi tub, standup shower and double sinks! Main floor laundry for ultimate convenience as well. The basement has a separate side entrance and awaits your creative ideas. Other features of this home is a 21x26 attached heated garage and a fully fenced backyard. This home has been well cared for & awaits its new owners. Schedule your private showing today!**

Inclusions:

**See Remarks**

Property Listed By:

**ROYAL LEPAGE BENCHMARK**

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









