



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**209 SILTSTONE Place, Fort McMurray T9K 0W5**

MLS®#: **A2102073**

Area: **Stonecreek**

Listing Date: **01/22/24**

List Price: **\$534,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 12-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Fort McMurray**

Year Built:

**2021**

Lot Information

Lot Sz Ar:

**2,956 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,622**

Low Sqft:

Ttl Sqft:

**1,622**

DOM

**104**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Private**

**Concrete Driveway,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Barbecue,Private Entrance,Private Yard**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Hardwood,Laminate,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Soaking Tub,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room

Level

Dimensions

**2pc Bathroom**

**Main**

**7`4" x 2`11"**

**Foyer**

**Main**

**11`5" x 8`2"**

**Living Room**

**Main**

**11`0" x 15`3"**

**4pc Ensuite bath**

**Upper**

**5`1" x 8`9"**

**Bedroom**

**Upper**

**9`7" x 13`1"**

**Bedroom - Primary**

**Upper**

**13`2" x 14`11"**

Room

Level

Dimensions

**Dining Room**

**Main**

**8`2" x 10`2"**

**Kitchen**

**Main**

**11`3" x 13`9"**

**4pc Bathroom**

**Upper**

**5`7" x 9`0"**

**Bedroom**

**Upper**

**9`5" x 13`1"**

**Family Room**

**Upper**

**13`9" x 11`3"**

**Walk-In Closet**

**Upper**

**5`9" x 8`11"**

4pc Bathroom	Suite	8`10" x 5`0"	Bedroom	Suite	8`10" x 15`4"
Kitchen	Suite	11`5" x 13`8"	Game Room	Suite	9`2" x 15`5"
Furnace/Utility Room	Suite	9`3" x 7`7"			
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	R2
Legal Desc:	1023470
Remarks	

Pub Rmks:	<p>Introducing an Exceptional NEW Construction Home Located in the Desirable StoneCreek Community, offering remarkable value at an Affordable price. This Unique Property Boasts a Double Attached Garage and a Walkout Basement with a thoughtfully designed One Bedroom Legal suite. As you Step inside, you'll immediately be captivated by the Abundance of Natural light that fills the space. The kitchen is a true centerpiece, featuring a large granite island, ample cupboard space, and a convenient Walk-in Pantry. Moving upstairs, you'll discover a spacious BONUS ROOM, perfect for relaxation or entertainment. Additionally, two generously sized bedrooms and a full bathroom provide comfortable living quarters for the entire family. The master suite is a private retreat, complete with a walk-in closet and an ensuite bathroom. Throughout the home, all the Bedrooms are Equipped with custom built-in shelving, adding a touch of Sophistication and Practicality. The One Bedroom legal suite is meticulously crafted with the same attention to detail and design as the main floor, ensuring a cohesive and stylish living space. Furthermore, this Exceptional Home offers the convenience of a double attached Garage and has been prepped with Rough in For A/C, providing comfort and convenience during warm weather. Don't miss out on the opportunity to own this remarkable new construction home in StoneCreek, offering unparalleled value and a truly unique living experience. Schedule a viewing today and envision the possibilities this home has to offer.</p>
Inclusions:	\$5000 Appliances Credit
Property Listed By:	RE/MAX FORT MCMURRAY

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







