



THE
A-TEAM

**RE/MAX
FIRST**

149 SHALESTONE Place, Fort McMurray T9K 0T5

MLS® #: **A2102294**

Area: **Stonecreek**

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

List Price: **\$719,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 18-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2021

Lot Information

Finished Floor Area

Lot Sz Ar:

4,588 sqft

Lot Shape:

Abv Sqft:

1,930

Low Sqft:

Ttl Sqft:

1,930

DOM

95

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Cul-De-Sac

Double Garage Attached,Garage Door Opener,Garage Faces Front,Insulated

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Barbecue**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Closet Organizers,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,Pantry,Recessed Lighting,See Remarks,Separate Entrance,Soaking Tub,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

2pc Bathroom

Kitchen

Bedroom - Primary

4pc Bathroom

Level

Main

Main

Upper

Upper

Dimensions

5`5" x 6`9"

9`9" x 13`9"

13`11" x 15`0"

4`9" x 8`11"

Room

Dining Room

Living Room

Bedroom

Bonus Room

Level

Main

Main

Upper

Upper

Dimensions

9`9" x 8`3"

17`3" x 13`4"

12`3" x 10`11"

14`7" x 11`3"

Bedroom	Upper	12`4" x 10`11"	5pc Ensuite bath	Upper	9`11" x 8`8"
Bedroom	Suite	8`3" x 12`6"	Living/Dining Room Combination	Suite	15`7" x 13`4"
Bedroom	Suite	11`11" x 9`0"	4pc Bathroom	Suite	7`7" x 6`1"
Legal/Tax/Financial					

Title:	Zoning:		Remarks		
Fee Simple	R1S				
Legal Desc:	0923934				

Pub Rmks:	Discover the Epitome of Luxury Living in This Meticulously Crafted, Brand-New Residence that seamlessly blends sophistication with modern functionality. This Expansive 5-bedroom home with 2 Bedrooms Legal Walkout Basement suite Welcomes you with a thoughtfully designed open-concept main floor, showcasing a breathtaking kitchen, a luminous living room adorned with a gas fireplace, and elegant hardwood floors that exude both warmth and style. Indulge in the opulence of the master bedroom, complete with a stunning ensuite boasting a double vanity, spacious walk-in shower, and a generously sized walk-in closet offering ample storage. The upper level is enhanced by a versatile bonus room, ideal for a home office or playroom, along with two additional well-appointed bedrooms. The Allure of this residence extends to the Walkout Basement, featuring a legal 2-bedroom suite with a private entrance. This space not only provides versatility for extended family living but also presents an attractive rental income opportunity. Unveil the perfect marriage of style and affordability with an included \$5000 appliance package upon closing. Elevate your lifestyle with a home that transcends expectations, offering unparalleled comfort, exquisite design, and the added convenience of a legal basement suite - truly a residence that redefines modern luxury.				
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









