



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**200 SILTSTONE Place, Fort McMurray T9K 0W6**

MLS®#: **A2102337**

Area: **Stonecreek**

Listing Date: **01/20/24**

List Price: **\$589,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2023**

Lot Information

Finished Floor Area

Lot Sz Ar:

**3,638 sqft**

Lot Shape:

Abv Sqft:

**1,775**

Low Sqft:

Ttl Sqft:

**1,775**

DOM

**105**

Layout

Beds:

**6 (4 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard**

**Driveway,Gravel Driveway,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Barbecue**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Hardwood,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**Closet Organizers,Granite Counters,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room

Level

Dimensions

**2pc Bathroom**

**Main**

**3`3" x 7`10"**

**Dining Room**

**Main**

**14`9" x 9`7"**

**Living Room**

**Main**

**13`1" x 16`1"**

**5pc Ensuite bath**

**Upper**

**6`9" x 11`5"**

**Bedroom**

**Upper**

**11`2" x 10`11"**

**4pc Bathroom**

**Suite**

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

Room

Level

Dimensions

**Bedroom**

**Main**

**9`1" x 9`11"**

**Kitchen**

**Main**

**12`2" x 15`4"**

**4pc Bathroom**

**Upper**

**8`7" x 4`11"**

**Bedroom**

**Upper**

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

**Bedroom - Primary**

**Upper**

**13`1" x 15`5"**

**Bedroom**

**Suite**

**8`10" x 11`11"**

Bedroom Game Room	Suite Suite	8`7" x 11`9" 11`5" x 14`9"	Kitchen Furnace/Utility Room Legal/Tax/Financial	Suite Suite	14`2" x 12`6" 4`9" x 9`1"
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Title: <b>Fee Simple</b> Legal Desc:	Zoning: <b>R1S</b>  <b>1023470</b>	Remarks
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Pub Rmks:	<p><b>Welcome to this Brand new, Sophisticated Single-family housewith 2 bedrooms Legal Suite! This Stunning home boasts a modern contemporary design with a thoughtfully planned layout that will captivate you from the moment you step inside. The main floor features an open concept layout, showcasing a den/bedroom that offers versatility and convenience. Additionally, this impressive property includes a 2-bedroom legal suite, adding both functionality and potential for additional income. Every detail has been carefully considered, with numerous upgrades throughout the home. The contemporary modern kitchen is adorned with exquisite granite countertops, complemented by a matching backsplash. The Porcelain tile, stylish window and door trims, and baseboards add an elegant touch, while the faucets and light fixtures exude sophistication. The stair and railing design make a striking statement, and the stunning hardwood floors tie the entire space together flawlessly. The kitchen is a chef's dream, boasting ample cabinet space, a huge island, and a corner pantry for all your storage needs. Upstairs, the spacious master bedroom awaits, complete with an en-suite bathroom featuring his and her vanities, a jetted tub, and a walk-in closet with built-in drawers. The convenience of having laundry facilities on the second floor adds to the overall functionality of the home. Two additional bedrooms and a well-appointed common bathroom complete the upper level. The basement offers even more possibilities with a 2-bedroom legal suite, providing excellent revenue potential. The suite features the same high-quality finishes as the main living area, and the spacious living room and stunning kitchen create a welcoming and comfortable living space for tenants. Rest easy knowing that this fabulous home comes with a new home warranty and the builder's warranty, providing you with peace of mind. Don't miss out on the opportunity to make this exceptional property your own. Call today to schedule a private viewing and experience the epitome of modern living.</b></p>
Inclusions: Property Listed By:	<p><b>\$5000 Appliances Credit</b> <b>RE/MAX FORT MCMURRAY</b></p>

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









