



THE
A-TEAM

**RE/MAX
FIRST**

176 SILTSTONE Place, Fort McMurray T9K0W6

MLS®#: **A2103037**

Area: **Stonecreek**

Listing Date: **01/31/24**

List Price: **\$495,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 07-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2017

Lot Information

Lot Sz Ar:

3,398 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,509

Low Sqft:

Ttl Sqft:

1,509

DOM

109

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Landscaped,Street Lighting,Rectangular Lot
Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Entrance**

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Granite Counters,No Smoking Home,Open Floorplan,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`1"
Foyer	Main	6`8" x 7`9"
Living Room	Main	12`9" x 15`0"
4pc Ensuite bath	Upper	5`1" x 8`7"
Bedroom	Upper	9`4" x 12`7"
4pc Ensuite bath	Basement	5`1" x 8`0"
Living Room	Basement	8`0" x 10`11"

Room	Level	Dimensions
Dining Room	Main	15`3" x 8`2"
Kitchen	Main	11`3" x 11`9"
4pc Bathroom	Upper	5`8" x 8`0"
Bedroom	Upper	9`4" x 13`6"
Bedroom - Primary	Upper	13`9" x 11`6"
Bedroom	Basement	12`7" x 11`1"
Kitchen	Basement	9`7" x 10`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

1023470

Remarks

Pub Rmks: **Meticulously Maintained, Modern and Move In Ready - welcome to 176 Siltstone Place! No need to compromise between family space, yard space or supplementary income with the 1 bedroom legal suite in this open concept, 1509 sq ft two storey detached home! As you enter the spacious entryway foyer, you will be pleased to find high end finishings between the large ceramic tile in all wet areas and kitchen, hardwood flooring in the main living space, matching granite countertops in the kitchen and all bathrooms (even the basement suite is outfitted with the same granite countertops)! The spacious kitchen offers an eatup breakfast bar, ample counterspace and tons of storage between the cabinetry and pantry closet! From the kitchen, you have direct access to the fully fenced yard, fully landscaped yard, a newly built deck perfect for entertaining and a two car concrete pad, ready for a future garage to be built on. In addition to the large master bedroom complete with an ensuite and walk in closet, the upstairs also features upper level laundry (hello convenience), 2 sizeable rooms and a full bathroom. This family home is tied together with 1 bedroom legal suite in the basement complete with a separate entrance, kitchen with modern finishes to match the upper levels, a bedroom, full ensuite bathroom, secondary washer dryer and comfortable living room space! Located in the walkable neighbourhood of Stonecreek close to ponds, parks, walking trails, all of the amenities that both The Eagle Ridge Commons AND Stonecreek Village has to offer! Call to book your showing today!**

Inclusions: **Refrigerator (x2), Dishwasher (x2) Stove (x2), OTR Microwave (x2), Washer (x2), Dryer (x2), All Existing Window Coverings, Central Vacuum and Attachments, A/C Unit, TV Mounts**

Property Listed By: **EXP REALTY**

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







