



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**137 SHALESTONE Place, Fort McMurray T9K 0T5**

MLS® #: **A2103852**

Area: **Stonecreek**

Listing Date: **01/30/24**

List Price: **\$819,000**

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:

**2023**

Lot Information

Finished Floor Area

Lot Sz Ar:

**5,769 sqft**

Lot Shape:

Abv Sqft:

**2,153**

Low Sqft:

Ttl Sqft:

**2,153**

DOM

**93**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.0 (3 0)**

Style:

**2 Storey**

Parking

Ttl Park:

**5**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Cul-De-Sac**

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

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Barbecue,Private Yard**

Construction:

**Concrete,Stone,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Garage Control(s),See Remarks**

Int Feat:

**Built-in Features,Closet Organizers,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,See Remarks,Separate Entrance,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room

**Kitchen**

**Bedroom**

**5pc Ensuite bath**

**Bonus Room**

**Bedroom**

**Kitchen With Eating Area**

Level

**Main**

**Upper**

**Upper**

**Upper**

**Suite**

**Suite**

Dimensions

**28`9" x 25`5"**

**13`1" x 11`2"**

**12`10" x 12`10"**

**16`11" x 18`8"**

**7`8" x 12`1"**

**16`10" x 19`3"**

Room

**4pc Bathroom**

**Bedroom**

**Bedroom - Primary**

**Bedroom**

**4pc Bathroom**

**Furnace/Utility Room**

Level

**Upper**

**Upper**

**Upper**

**Suite**

**Suite**

**Suite**

Dimensions

**10`5" x 4`11"**

**11`10" x 9`0"**

**15`8" x 16`0"**

**10`5" x 10`9"**

**4`11" x 8`0"**

**3`4" x 8`11"**

Title: <b>Fee Simple</b>	Zoning: <b>R1S</b>
Legal Desc: <b>0923934</b>	Remarks
Pub Rmks:	<p><b>Introducing Another Exceptional Quality built Executive House by Mann Builder! This Exquisite 5-Bedroom House not only features a Bonus Room but also includes a Desirable 2-Bedroom Walkout Legal Suite, making it a perfect choice for families seeking both space and versatility. Upon Entering, you'll be Captivated by the Open Concept Design of the main floor. The Well-Appointed Kitchen Boasts Abundant Storage and Showcases Elegant Quartz Countertops, adding a touch of Sophistication. The Spacious living room is enhanced by a cozy gas fireplace, creating an inviting atmosphere. Hardwood floors grace the main floor, providing both style and durability, while ample natural light illuminates the space, creating a warm and welcoming ambiance. The Master bedroom is a Luxurious Retreat, complete with an Ensuite Bathroom featuring a double vanity, a large walk-in shower, and ample storage. Additionally, a spacious walk-in closet ensures all your wardrobe needs are met. Two more generously-sized bedrooms on the main floor offer versatility and comfort for family members or guests. Plus Huge bonus room for extra living space is ideal for relaxing. The added bonus of a 2-bedroom walkout legal suite with a separate entrance provides endless possibilities. Whether you choose to utilize it as an income-generating rental space, accommodate extended family, or create a dedicated area for guests, this feature enhances the functionality and value of the property. As an added incentive, a \$5000 appliance package is included, ensuring you have everything you need to start enjoying your new home from day one. This home exemplifies the commitment to quality and craftsmanship that Mann Builder is renowned for. Don't miss the opportunity to make this exceptional property your own and create lasting memories for your family. Contact us today for more information and to schedule a personal tour.</b></p>
Inclusions: Property Listed By:	<b>\$5000 appliance credit RE/MAX FORT MCMURRAY</b>

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













