



THE
A-TEAM

**RE/MAX
FIRST**

172 SILTSTONE Place, Fort McMurray T9K 0W6

MLS®#: **A2105126**

Area: **Stonecreek**

Listing Date: **02/02/24**

List Price: **\$514,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2017

Lot Information

Lot Sz Ar:

3,394 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,352

Low Sqft:

Ttl Sqft:

1,352

DOM

106

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard

Additional Parking,Double Garage Detached,Drive Through,Garage Door Opener,Heated Garage,Insulated

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer: **Public Sewer**

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Tile,Vinyl

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**

Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room

2pc Bathroom

4pc Bathroom

Bedroom

3pc Bathroom

Level

Main

Upper

Upper

Basement

Dimensions

7`3" x 4`10"

9`6" x 4`11"

9`0" x 9`1"

7`0" x 5`11"

Room

3pc Ensuite bath

Bedroom

Bedroom - Primary

Bedroom

Level

Upper

Upper

Upper

Basement

Dimensions

6`2" x 5`10"

9`2" x 8`10"

12`7" x 15`10"

8`11" x 11`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

1023470

Remarks

Pub Rmks: **SUPERIOR AND SPLENDID IN STONECREEK! A FULLY DEVELOPED HOME FEATURING AN OVERSIZED DETACHED DOUBLE HEATED DRIVE-THROUGH GARAGE. Turnkey and move-in ready on this 2017 build offering a great layout and all those most wanted finishings, LUXURY VINYL PLANK FLOORS, QUARTZ COUNTER TOPS, 9 FT CEILINGS, POT LIGHTING, and CENTRAL A/C. The main level features an open-concept living area with a great room with a built-in fireplace, offers a floor-to-ceiling wood feature wall and mantle. The great room opens to the dining nook and kitchen. The kitchen offers loads of cabinets, stainless steel appliances, breakfast bar, tile backsplash and tile floors. The main level has a 2-pc powder room, laundry room and rear mudroom with direct access to your yard and garage. The upper level has 3 bedrooms and 2 bathrooms. The Primary bedroom is complete with a WALK-IN CLOSET, and FULL ENSUITE. The lower level is fully finished with a family room with a sit-up WET BAR with quartz countertops. In addition, there is a 4th bedroom and full bathroom. The interior of this home is tastefully decorated and offers the most wanted paint colors. On the exterior you will fall in love with the curb appeal of this home which includes a front covered veranda, large rear deck, a fully fenced and landscaped yard and that amazing man cave the detached drive-through heated garage. This home offers quick access to Stoney Creek Plaza, transit and site bus stops, parks Outdoor rinks and more. Call today for your personal tour.**

Inclusions:
Property Listed By: **Fridge, stove, dishwasher, microwave, washer, dryer, central a/c, garage door opener**
COLDWELL BANKER UNITED

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







