



THE
A-TEAM

**RE/MAX
FIRST**

264 SHALESTONE Way, Fort McMurray T9K 0T5

MLS® #: **A2106675**

Area: **Stonecreek**

Listing Date: **02/08/24**

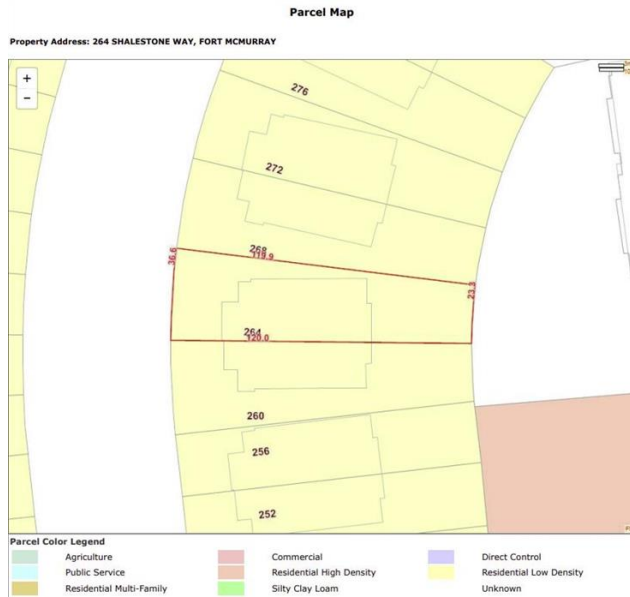
List Price: **\$99,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Fort McMurray**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **3,585 sqft**
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

287
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof:
 Heating:
 Sewer:
 Ext Feat:
 Kitchen Appl:
 Int Feat:
 Utilities:

Construction:
 Flooring:
 Water Source:
 Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title:
Fee Simple
Legal Desc:

0923934

Zoning:
R2

Remarks

Pub Rmks: **OPPORTUNITY KNOCKS! LOT FOR SALE IN STONE CREEK! Check out this opportunity to build your own home on this cleared lot. The frontage of this lot is 36.6 FEET and the depth is 120 FEET. The previous structure on this lot was a duplex home. The former home had a basement suite with a WALK-OUT basement, a large yard, and a front attached GARAGE. The lot beside it has already built a single-family home on it. Act now before it's gone for your chance to build your dream home.**

Inclusions: **N/A**
Property Listed By: **EXP REALTY**

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