



THE
A-TEAM

**RE/MAX
FIRST**

285 SANDSTONE Lane, Fort McMurray T9K0T1

MLS®#: **A2108003** Area: **Stonecreek** Listing Date: **02/15/24** List Price: **\$399,900**
Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2009**
Lot Information
Lot Sz Ar: **3,509 sqft**
Lot Shape: **3,509 sqft**
Finished Floor Area
Abv Sqft: **1,335**
Low Sqft: **1,335**
Ttl Sqft: **1,335**

DOM

87
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **Back Yard,Landscaped**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**
Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`11" x 4`6"	Dining Room	Main	12`7" x 5`6"
Kitchen	Main	15`8" x 14`11"	Living Room	Main	14`11" x 12`9"
3pc Ensuite bath	Second	9`1" x 4`11"	4pc Bathroom	Second	9`1" x 4`10"
Bedroom	Second	9`8" x 9`3"	Bedroom	Second	10`1" x 9`9"
Bedroom - Primary	Second	13`6" x 11`7"	4pc Bathroom	Basement	7`11" x 7`2"

Bedroom	Basement	17`7" x 13`8"	Bedroom	Basement	10`11" x 7`11"
			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		R1S			
Legal Desc:		0828922			
			Remarks		
Pub Rmks:		Nestled in the heart of Timberlea, Stone Creek offers a unique living experience where convenience meets community. This neighbourhood is a hub of activity, catering to diverse interests and lifestyles. Whether you're a family looking for quality education options and safe play areas or an individual seeking outdoor adventures and social engagement, Stone Creek provides an ideal backdrop for a fulfilling life. Key features to ensure you know are 5 bedrooms and 3.5 bathrooms, offering ample space for family living and guest accommodation. A fully finished basement allows your growing family to enjoy private space. The kitchen has a white, bright, airy flow, bringing creativity and joy to those who love cooking. 285 Sandstone Lane is a place where every day can be filled with new experiences, whether you're exploring the local amenities, enjoying the outdoor activities on your doorstep, or simply relaxing in the comfort of your luxurious home. This property represents a unique opportunity to embrace a lifestyle of comfort, convenience, and community. Don't miss your chance to make 285 Sandstone Lane your new address.			
Inclusions:		Fridge, Stove, Dishwasher, OTR Microwave, washer and dryer, A/C			
Property Listed By:		RE/MAX FORT MCMURRAY			

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





